CHAPTER 12

CULTURAL RESOURCES

CHAPTER 12 CULTURAL RESOURCES

The following section presents the potential impacts to cultural and paleontological resources within the proposed project area. An Archaeological Resources Report and a Historic Architectural Survey Report for the DeWitt Center Study Area were prepared and are included in the *DeWitt Center Existing Conditions Report* (NFA/URS 2002).

12.1 SETTING

Archaeological Setting

As a background to discussion of archaeological resources within the vicinity of the project area, overviews of prehistory, ethnography, and history are provided below.

The Auburn vicinity is within the ethnographic territory of the Nisenan, one of three Maiduan speaking tribelets inhabiting the northeastern half of the Sacramento Valley and the adjoining western slopes of the Sierra Nevada. Also known as the Southern Maidu, the Nisenan inhabited several named villages near present day Auburn (Wilson and Towne, 1978: Figure 1).

The Nisenan made their home along tributaries and drainages of the American, Yuba, and Bear Rivers and the lower reaches of the Feather River. Permanent settlements were often located on low rises near larger streams, with seasonal encampments located along smaller drainages (Wilson and Towne, 1978).

Initial Euro-American use of the Auburn vicinity did not occur until after the discovery of gold near Coloma in 1848. Although Spanish missionaries and later American trappers entered the general region, no accounts of visits to the Auburn vicinity are known. With the Gold Rush, however, the region became heavily populated with prospectors, entrepreneurs, and others seeking their fortune in the goldfields. The present day community of Auburn arose from a mining camp that was known successively as Rich Dry Diggings, North Fork Dry Diggings, Wood's Dry Diggings, and ultimately Auburn. During the ensuing decades many became disenchanted with the search for gold and turned to other means of making a living. In the Auburn vicinity, various agricultural practices (e.g., cattle ranching, fruit orchards) became common economic pursuits.

For a more detailed cultural archaeological setting the reader is referred to the Archaeological Resources Chapter of the *DeWitt Center Existing Conditions Report* recently completed by URS (NFA/URS 2002). For the development of the *DeWitt Center Existing Conditions Report*, URS completed a review of ethnographic and historic literature and maps, archaeological base maps and site records, survey reports, and atlases of historic places on file at the North Central Information Center of the California Archaeological Inventory at California State University Sacramento. In addition, a review of the Sacred Lands File housed within the Native American Heritage Commission (NAHC) and consultation with local Native American groups and individuals identified by the NAHC was completed. Lastly, that effort included a pedestrian reconnaissance of the entire DeWitt property. The Archaeological Resources Chapter of the *DeWitt Center Existing Conditions Report* (NFA/URS 2002) revealed that one archaeological resource site has been identified within DeWitt Center, but not within the currently defined proposed DeWitt Government Center Facility Plan project sites.

In addition to the review of the *DeWitt Center Existing Conditions Report* (NFA/URS 2002), letters detailing the current project were sent to the local Native American groups and individuals identified by the NAHC during the development of the *DeWitt Center Existing Conditions Report*. No responses were received.

Historical Architectural Setting

History

A review of historic materials revealed that the Auburn area witnessed a great amount of Euro-American use, although it was not until after the discovery of gold at Sutter's Mill in 1848 that Euro-American people began entering the region en masse. The general area of the northern Sierra foothills was visited by non-native peoples prior to that year. Gabriel Moraga, under the flag of Spain, led an expedition from Mission San Jose up to the Cosumnes and Feather Rivers in 1808. In 1813, Jose Arguello reached the Cosumnes River, where he battled a band of hostile Miwok. Narciso Duran and Luis Arguello left San Francisco in 1817 and passed through the region on their expedition. Arguello is credited with naming the Feather River, his El Rio de Las Plumas (Beck and Haase 1974; McGowan 1961).

Following the Spanish entrance, this region of California was visited by American trappers looking for new areas to exploit. Beck and Haase (1974) indicate that Jedediah Smith, Joseph Walker, and Ewing Young passed through the region on their journeys through California.

Captain John Sutter was granted his roughly 1,000 square mile "New Helvetia" ranch near present day Sacramento in 1839. It was from Sutter's Mill, near present day Coloma, that John Marshall discovered gold in 1848. Soon afterwards the famous gold rush began and the region became quickly populated with prospectors, entrepreneurs, and others (Bean 1977; Lavender 1972; McGowan 1961).

Gold Mining

The Auburn vicinity was one of the first areas in California to be subjected to the onslaught of the gold seekers. In May of 1848, while en route to Coloma, Claude Chana discovered gold in what is now known as Auburn Ravine. With this local discovery, the Auburn area became a focal point for the initial wave of miners. The mining camp that sprang up in the Auburn Ravine vicinity was known successively as Rich Dry Diggings, North Fork Dry Diggings, and Wood's Dry Diggings. In the summer of 1849, a large group of miners from Auburn, New York renamed the camp Auburn in honor of their former home (Gudde 1968, 1974; Hoover et al., 1990).

The early mining activities were focused upon the extraction of gold from the many streams within the vicinity. The early placer mining was conducted utilizing a number of devices including the common miner's pan, the batea (a wooden pan of Mexican origin), the cradle (also known as a rocker), an elongated cradle known as the Long Tom, and the sluice box. Of these, the sluice box was the most efficient and thus the most profitable (Averill 1948:19; Logan 1948:31).

When it was discovered that the extinct streambeds located above the current stream courses also contained placer deposits, another period of inventiveness occurred. The first solution was to simply carry soil to one's sluice box or cradle. This was followed by the method referred to

as ground sluicing, where water was brought to the top of the deposit and allowed to run down-slope. The runoff, with the help of the miner(s), eroded the deposit and became laden with gold bearing soil. As this slurry ran downhill it was directed into sluices and the gold collected (Logan 1948:31). The early diggings in Auburn were evidently quite productive. It is reported, "during the peak of productiveness it was not unusual for a man to take out $1,000 to $1,500 a day" (Hoover et al. 1990:260).

Hydraulic mining, perhaps the most efficient and most destructive advancement in placer mining, was invented in neighboring Nevada County. As a means to wash hillside deposits into sluices, Edward E. Mattison devised a ditch and reservoir intake system that fed water into a four- to five-inch-diameter canvas hose tipped with a sheet iron nozzle. The resulting pressurized stream was directed at the gold bearing deposits and, as with ground sluicing, the flow was directed into sluices (Logan 1948:31). Many of the canals, ditches, and flumes that occur within the vicinity of DeWitt Center were components of former hydraulic mining operations.

Hard-rock gold mining, the extraction of ore from a gold-bearing quartz vein, was also practiced in the Auburn area though not to the degree as that of its northern neighbors Grass Valley and Nevada City. A review of the Mineral Land Classification of Placer County, prepared by the California Division of Mines and Geology (Loyd 1961) indicates that a prospect or mine is within close proximity to DeWitt Center. Loyd, citing page 24 of the Report of the State Mineralogist (State of California 1936), identifies the mine/prospect as the Black Ledge, located in T13N, R8E, Section 32. Loyd's primary reference (Report of the State Mineralogist 1936) is confusing. The Black Ledge is not discussed on the indicated page (i.e., page 24); rather, on page 25 reference is made to a "Black Lead, a former producer," which lies nearby to the south of the Two Orphans prospect in T13N, R8E, Section 30. No details are provided regarding specific location, vein orientation, or production history. As only township and range are provided, the exact location of the mine/prospect remains in question.

Mining Ditches and Canals

By one count, approximately seven hundred miles of mining ditches and flumes were built in Placer County through 1865 (JRP Historical Consulting Services 2000). These were built, at first, to supply water for washing soil at "dry diggings" (gold regions not adjacent to rivers), and later, for hydraulic mining. The most profitable of these were short ditches, for which initial construction and maintenance costs were low. Even shorter ditches, however, were expensive to build, and generally required the cooperation of several mining companies. Eventually, companies formed for the exclusive purpose of building canals and supplying water to miners for fees. Some of their works were very ambitious, involving the construction of dams, reservoirs, tunnels, high trestle flumes, and many miles of canals. In Placer County, the three principal water companies of the early 1850s merged in 1854 to form the South Yuba Water Company. Among the canals that were owned by South Yuba were the Upper Boardman, Lower Boardman, and Fiddler's Green canals. Each of these was located a few miles east of the Ophir Canal, a portion of which was located on the proposed DeWitt Government Facility Plan project site (Kostura pers. comm.).

Ophir Canal

The Ophir Canal appears to have been constructed between 1887 and 1894. The Ophir Canal is not depicted on the 1887 official map of Placer County (Uren 1887). However by 1894, the South Yuba Water and Mining Company's listing of active canals notes that the Ophir Canal was 10 miles long, had a flow of 13 cubic feet of water per second, and was capable of delivering 8,500,000 gallons of water per day (Kostura pers. comm.).

The canal was built to supply water to the mines at Ophir, a small mining town several miles south of the proposed DeWitt Government Center Facility Plan project site. Today, Ophir is State Historic Landmark #463. A state historic plaque at the town states that Ophir was founded in 1849, was the most populous town in Placer County in 1852, and was later a center of quartz mining activity. The water that was delivered by the Ophir Canal was needed to power stamp mills and to wash soil for the recovery of minerals (Kostura pers. comm.).

The Ophir Canal was part of the South Yuba Water and Mining Company's holdings until 1911, when the Pacific Gas and Electric Company purchased the Placer County holdings of the South Yuba Water Company. The Ophir Canal was owned by the Pacific Gas and Electric Company from 1911 until 1933, when the Nevada Irrigation District purchased Pacific Gas and Electric's Gold Hill System, including the Ophir Canal" (Kostura pers. comm.). The following excerpt is from the *Historic Architectural Survey Report for the Proposed Home Depot Project* (Kostura pers. comm.).

> *"Other canals in Placer County remained independently owned into the 1920s. Long before this date, mining had largely ceased in the Sierra foothills, and canals began to be used for agricultural purposes. A number of canals were incorporated into the Nevada Irrigation District (NID) in the 1920s. The NID is a public agency that was formed in 1921 by an act of Nevada County voters. Its purpose was to create a year-round water supply for farmers within the district, which then comprised 202,000 acres. The NID was enlarged to 268,000 acres in 1926 when a portion of Placer County was added to it. The NID inherited numerous canals, irrigation ditches, flumes and dams, and after its creation it built many more facilities. Today, the NID owns 400 miles of canals and 300 miles of pipelines. It has diversified its mission and now supplies water for agricultural, industrial, municipal, domestic and hydroelectric purposes."*

Relocation of a Portion of the Ophir Canal

To make room for the construction of DeWitt General Hospital, a portion of the Ophir Canal was reconstructed and slightly relocated. This segment, today known as the Combie 3 Canal (also called the Ophir Canal and the Kemper Canal), includes the portion that runs in a straight line alongside 1st Street, plus that which curves around the (now abandoned) earthen reservoir ("DeWitt General Hospital, near Auburn, California, Layout Plan" 1944, and USGS 1944 and 1954.)

Water from the Combie 3 Canal was supplied to DeWitt General Hospital. A report that was prepared in February 1946, shortly after the hospital closed, revealed that the hospital purchased raw water from the NID, and then filtered and chlorinated the water, and pumped it into the hospital's distribution system (Laughbaum and Norgaard 1946). The hospital's open,

earthen reservoir was located immediately south of the terminus of the relocated Ophir Canal (Combie 3 Canal). The water treatment plant and an enclosed, concrete water storage tank were located a short distance east of the canal. Thus, the reconstructed canal became part of the infrastructure of DeWitt General Hospital (Kostura pers. comm.).

DeWitt General Hospital, 1943-1946

In anticipation of America's possible entry into World War II, the United States began a limited mobilization of troop strength and development of facilities in 1939. Along with the construction of military barracks and other facilities, the United States Army commenced planning for the expansion of its hospital facilities on American soil.

Hospital development took several forms during the years 1940-1944. Initially, patient beds were added to existing hospital facilities, as this was the fastest way of increasing patient capacity in the United States. When this method proved inadequate, new hospitals were developed in two ways. One was to acquire existing civilian facilities, such as hotels, hospitals, and schools, and to convert them into army hospitals. Another method was to build large complexes of wooden hospital buildings called Cantonment hospitals. Later, the need for hospitals of more permanent materials was found to be desirable, and so brick was used in hospitals of the Semi-permanent type. The patient wards in these complexes were two stories in height. By the middle of 1942 further refinements were made, and a new hospital type, called Type A, was developed. These hospitals also were made of brick, and employed patient wards of one story. DeWitt General Hospital was one of sixteen army hospitals built to this plan in the United States during 1943 and 1944.

A New York architectural firm, York and Sawyer, was hired to draw plans for the Type A hospital complex in the fall of 1942. York and Sawyer was a major architectural firm with a long history of designing large buildings and complexes. Founded in 1898, both of the original partners, Edward Palmer York and Philip Sawyer, had worked for the prestigious firm McKim, Mead, and White, and one of them, Sawyer, had worked as an engineer and attended the Ecole des Beaux Arts in Paris. Their work previous to the Depression was characterized by an often monumental classicism. They specialized in large office buildings, banks, hospitals and colleges, and were sometimes consultants to the Federal government, as in the development of the Federal Triangle in Washington D.C. Their work on large complexes, including hospitals, and their contacts with the Federal government prepared them for the task of designing Type A hospitals in World War II.

All of the new hospitals that were built for the Army in World War II – Cantonment, Semi-permanent, and Type A hospitals – conformed to the pavilion plan. The pavilion plan was originally developed in the late eighteenth century. It was popularized, and the form was greatly refined, by Florence Nightingale as a result of her experiences in the Crimean War (mid-1850s). Believing that disease spread through harmful vapors that were emitted by the body, she pushed, with great success, for hospitals that admitted plenty of fresh air and light to each patient. She felt that large, monolithic, block-shaped hospital buildings were poorly designed for achieving these ends, whereas hospitals that were dispersed in plan could admit the air and light that was necessary for health. Instead of one large building, Nightingale favored numerous buildings of one or two stories in height. Buildings should not be so close to each other as to cast shadows on each other or interfere with air flow around and through buildings.

Buildings could be connected by corridors, but there should be no enclosed courts or high walls. Buildings should be no more than thirty feet in width and arranged on a north-south axis for maximum exposure to natural light.

The pavilion plan was first widely used for military hospitals in Europe and America in the second half of the nineteenth century. They were also used for non-military hospitals, especially from the late nineteenth century to the mid-twentieth century. Pavilion plan hospitals continued to be built until the proliferation of new technologies radically changed hospital design in the 1950s. Thus, World War II military hospitals were among the last pavilion plan hospitals to be built.

As the pavilion plan developed in urban areas, where real estate was valuable, hospitals sometimes grew to many stories, but in accordance with pavilion principles wings were narrow and were widely separated from each other.

During World War II, the development of Army hospitals saw a return to early pavilion plan design principles in one important respect. Nearly all of the new Army hospitals were built on the outskirts of cities or in the interior of the country, where land was plentiful. Accordingly, these hospitals were dispersed in plan and were composed of buildings that were only one or two stories in height.

Many factors determined the locations chosen for general hospitals. Early policy was to place hospitals near large army training camps. These camps, however, were rarely near large population centers, and hospitals thus lacked access to a civilian work force to staff positions. In early 1942, fear of air attack from overseas led to a decision to place hospitals in the interior of the country, between the Appalachians and Sierras. Unfortunately, the ports of debarkation were located on the coasts, and this policy made it difficult to get patients from the Pacific and European theaters to the hospitals. This policy was modified later in 1942, and later rescinded. In the end, more than half of the general hospitals were located in coastal states. Proximity to rail lines, moderate weather, and flat terrain were other desirable characteristics that helped determine the location of hospitals.

One factor that was not considered until almost all hospital locations had been decided was the proximity of hospitals to the hometowns of the wounded soldiers. At length, the War Department did decide that sending soldiers to hospitals near their homes would be a worthwhile policy. As one of the last hospitals to be designated, DeWitt was built in accordance with this policy. Although Auburn had a population of only 4,013 in 1940, it was close to Sacramento and many small towns in the Sierra foothills. Its other advantages were moderate weather and a flat terrain.

Many communities lobbied to be selected as the sites of hospitals. Stimulation of the local economy, a desire to sell land to the government that had little value, and perhaps a patriotic desire to support the troops led certain communities to make this overture. The campaign to bring a hospital to Auburn commenced with an editorial, in 1942, in the *Placer Journal*. The local Chamber of Commerce joined the effort, as did Congressman Harry L. Englebright, from nearby Nevada City, and representative for Placer, Nevada, and Yuba counties. Upon his death in 1943, while the hospital was under construction, the *Placer Journal* credited his efforts as being decisive.

Auburn was chosen as the location of DeWitt General Hospital on March 25, 1943. The chosen site had been known as the Grange Hall property, in the Rock Creek vicinity, after an old grange hall that still stands very near to DeWitt. By the end of April, construction contracts were signed with MacDonald and Kahn, a major contracting firm from San Francisco, which had been one of the "Six Companies" responsible for building Hoover Dam. Designs for nearly all buildings at DeWitt were according to the standard plans for Type A hospitals drawn by architects York and Sawyer. Construction was swift, for some of the buildings were completed by the end of August 1943. According to the *Placer Herald* of January 8, 1944, the first two patients arrived on January first, but DeWitt officially received patients in February and was formally opened with a flag raising in early March.

It appears that the 1,852 patient beds at DeWitt were generally filled. Harriet Berner, who visited patients on a daily basis as a volunteer during the war, remembers clearly that "every bed was filled," and that the wards were "full to capacity." June Ferretti, a civilian who worked six days a week in the signal corps, operating the telephone switchboard and teletype, also states that DeWitt was a busy place, and the wards were pretty much filled to capacity. The busiest moment in DeWitt's history during the war may have been in November 1944, when a Union Pacific train derailed near Colfax. Ambulances, doctors, and nurses were sent there from DeWitt and returned with the injured, numbering sixty civilians and eighteen soldiers. According to a 1984 article, DeWitt treated a total of 9,741 patients during its nearly two years of operation (Leonard 1984, Berner 2002, and Ferretti 2002).

Badly wounded soldiers came to DeWitt regardless of whether it was close to their hometowns. June Ferretti remembers that as soldiers recuperated, they would be transferred to hospitals that were closer to their homes. Likewise, soldiers from northern California would arrive at DeWitt once they were able to be moved. Some patients were even sent to their homes and family to recuperate. Patients came and went with frequency.

Harriet Berner estimates that "at least eighty percent" of the patients at DeWitt were wounded in the European theater. June Ferretti agrees that patients were from both theaters. The hospital, of course, was much closer to the Pacific theater of war. This suggests that the Army did indeed make a special effort to place patients in general hospitals close to their hometowns; otherwise, most patients would have been from the Pacific theater.

A wide variety of surgeries were performed at DeWitt. Patients needed amputations, treatment for severe facial wounds, and brain surgery, among other conditions. Many patients needed extended rehabilitation for missing limbs, missing heels, or paralysis (NFA/URS 2002).

The hospital was closed at the end of World War II.

Use of DeWitt as a Mental Hospital, 1946-1971

With an eye on the local economy, residents of Auburn lobbied for the hospital site to be re-used in some way upon the end of the war. Many preferred that DeWitt become a Veterans Administration hospital, a use that was rejected. Instead, the federal government sought to divest itself of the property by selling it to the state. Appraisers determined that, because of the moderate weather, the best use of the property might be as a tuberculosis sanitarium. Use as a mental hospital was considered impractical because the dispersed arrangement of the buildings

would necessitate a large staff, resulting in high operational costs, and Auburn's small population would make it difficult to assimilate such a staff in the town. Other uses, such as housing or industry, were rejected because DeWitt's location a few miles north of the town proper was then considered to be a substantial distance.

The state's existing mental institutions, however, were overcrowded at the time, by 6,300 patients, or about 24 percent of the total patient population. Although the state had recently funded the building of new institutions, the program was not expected to be complete until 1951, by which time the existing institutions were expected to be even more overcrowded. Thus, the decision was made for the state to acquire DeWitt and to devote it to use as a mental hospital. Interior remodeling of buildings and upgrading of equipment was performed, and the name was changed to DeWitt State Hospital.

Density of patient beds was increased over that of the war years with 1,900 patients in September 1947, a capacity of 2,500 in March 1948, and a capacity of 2,900 in September 1948. In 1952, 700 staff were employed to care for 3,000 patients. At first patients arrived only from other, overcrowded, state mental hospitals, but in 1950 new patients, from Modoc, Lassen, Plumas, Sierra, Nevada, Yuba, Sutter, Placer, and El Dorado counties, were admitted. It was announced in 1952 that patients would soon be admitted from Yolo, Butte, and Sacramento counties, as well.

DeWitt became the eighth state mental hospital in the history of California. The first, in Stockton, opened in 1853. As the population of the state grew, new mental hospitals were built by the state at Napa (1875), Agnews (1889), Mendocino (1894), Patton (1894), Metropolitan (1916), and Camarillo (1937). Besides DeWitt, the post-war expansion of the mental health system included hospitals at Modesto (1948) and Atascadero (1954).

Treatment of and attitudes toward the mentally ill fluctuated over the years. At Stockton during the 1850s, under the brief administration of Dr. Robert Reid, patients were treated with kindness and respect and allowed outdoor activities. After the Civil War, there was an increasing tendency to keep patients locked up, or warehoused. This trend continued through the end of the century. After 1907, at Agnews, a much more enlightened era dawned under Dr. Leonard Stocking, who directed the construction of a new hospital complex. There, different types of buildings were designed to serve the varied needs of the patients, or inmates, and an extensive program of recreational activities was developed to aid patients in their recovery. Agnews became a model for mental hospitals that followed over the next decade or two. In still later years, new treatments such as hydrotherapy, electroshock therapy, drug therapy, and lobotomies were developed and used in California as well as across the United States. In 1971, under Gov. Ronald Reagan, major changes occurred in California as many state mental institutions were closed, and patients were transferred to group homes or released. (NFA/URS 2002).

Use by Placer County of DeWitt Center, 1971-present

In 1971, DeWitt along with most other state mental hospitals was closed. The property was transferred to Placer County. Since then, the DeWitt complex has been used by the County for many of its offices and other services and has been known as DeWitt Center.

Results of Historic Architecture Survey

A survey was conducted to identify historic architectural resources within the proposed project area. The findings of this survey were originally presented in the Historic Architectural Survey Report Section in the *DeWitt Center Existing Conditions Report* (NFA/URS, 2002). The report identified and evaluated the properties greater than 45 years of age within DeWitt Center for eligibility for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The report found that a number of structures greater than 45 years of age exist in the proposed DeWitt Government Center Facility Plan project area, specifically within the project sites for the Wastewater Treatment Plan demolition, Land Development Building, and other building demolition. These structures were constructed in 1943 as part of DeWitt General Hospital. The DeWitt General Hospital Historic District appears to be eligible as a historic district for the NRHP under criteria A and C and the CRHR under criteria 1 and 3. Under criterion A, properties may be eligible for the National Register if they "are associated with events that have made a significant contribution to the broad patterns of our history." Under criterion C, properties "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction," can also be eligible for the National Register (National Register Bulletin 15, p. 2.).

National Register Criterion A

As discussed in the *DeWitt Center Existing Conditions Report*, DeWitt General Hospital is one of a few survivors of the many large hospitals built to treat World War II soldiers. "As this war was one of the most significant events in the history of this country, a variety of buildings and complexes that were built to advance its cause are likely to be eligible for the National Register" (NFA/URS 2002). Other buildings and facilities associated with World War II that are likely to be eligible include major examples of military training camps; munitions, aircraft, ship, and tank factories; office complexes; and sites associated with the development of the atomic bomb.

Based on research conducted in preparation of the *DeWitt Center Existing Conditions Report* and on research in the Federal Archives, DeWitt General Hospital appears to be one of the most intact examples of a hospital built in the United States for World War II. "Under Criterion A, then, DeWitt General Hospital appears to be eligible for the National Register at both the national and local levels. The Period of Significance is 1944-1945, the years the complex functioned as an army hospital" (NFA/URS 2002).

National Register Criterion C

The *DeWitt Center Existing Conditions Report* also discusses DeWitt Hospital as an example of the large-scale planning and construction that was required during the war as part of the mobilization of U.S. forces. "The architectural firm, York and Sawyer, and the general contractor, MacDonald and Kahn, both had extensive experience in the construction of very large projects before the war, in both the public and private sector, and were capable of building a complex of dozens of buildings rapidly. The hospital complex was a large, self-contained community of over 2,000 people. As such, it included, in addition to hospital facilities, employee housing, extensive recreational facilities, and a nearly complete utility infrastructure (only electricity came from outside the property)" (NFA/URS 2002). The *DeWitt Center Existing*

Conditions Report documents the recreation facilities included in the hospital, and notes that this hospital included more such facilities than other hospitals of the time. This contributes to the classification of DeWitt General Hospital as an "exceptional" example of design and planning.

As discussed above, DeWitt General Hospital was constructed as a "pavilion plan," consisting of numerous buildings of one or two stories in height with courtyard spaces between each building to ensure that light would reach most interior spaces and to provide for better air circulation. "While many examples of pavilion plan hospitals remain in this country, DeWitt is remarkable because it was a response to the very particular problems posed by World War II. It had to be built on a large scale with both speed and economy, while maintaining fairly high standards regarding patient comfort, fire-resistance, and durability. It was a return to the values espoused by Florence Nightingale in the 1850s in that its ward buildings were only one story in height and possessed sunrooms. Both of these features gave patients access to fresh air and natural light" (NFA/URS 2002).

"Under Criterion C, then, DeWitt General Hospital appears to be eligible for the National Register at the national level. The Period of Significance with respect to Criterion C is 1942-1945, the years the complex was designed and built" (NFA/URS 2002).

The rebuilt segment of the Ophir Canal (Combie 3 Canal), along with a pump house and flume was also evaluated with historic significance. The canal, pump house, and flume were separately evaluated (Kostura pers. comm.), and found to also be contributing elements of the DeWitt Hospital District. These elements are located east of 1st Street, which is outside of the boundaries of the DeWitt Government Center Facility Plan (2003 – 2010) project area.

California Register of Historical Resources

Similarly, DeWitt General Hospital also appears to be eligible for the California Register of Historical Resources under criteria 1 and 3 for the same reasons as those stated for the National Register.

The DeWitt General Hospital Historic District's significance in relationship to its history as a state mental hospital beginning in 1946 was not addressed in this evaluation. More research would be required to determine if the DeWitt General Hospital Historic District is eligible under the National and California Registers for this association. Similarly, its significance as one of five state mental hospitals that still stand and for its ability to represent trends in mental health and treatment during the 1940s and 1950s (NFA/URS 2002) would require additional research.

In summary, due to its eligibility for inclusion on both the National Register and California Register, for the purposes of CEQA, the DeWitt General Hospital Historic District is considered a historic resource.

Paleontological Setting

Paleontological resources are tied directly to the geologic units of the study area, which are described in detail in **CHAPTER 11, GEOLOGY** of this EIR. DeWitt Center is underlain by rocks known as the Smartville Complex, which are composed of mafic/intermediate volcanic and plutonic rocks. Inherent to the geologic origin of these rocks, it is likely that they do not contain

paleontological resources. Fossils are typically found in sedimentary rocks, which are formed by the deposition, burial, and cementation of sediment on the earth's surface. Plutonic rocks crystallize deep within the earth's crust and volcanic rocks, although formed on the earth's surface, are usually deposited at such high temperatures and in such dynamic environments that any potentially fossil-forming material is obliterated during the depositional process.

Databases of known invertebrate, plant, and vertebrate fossil localities maintained by the University of California Museum of Paleontology (UCMP) were searched to see if any localities were known in the vicinity of DeWitt Center. DeWitt Center was not listed in the databases. Although the database of invertebrate fossil localities is not complete, it is considered the most complete resource that is reasonably available (Haasl, 2003).

In light of the geologic origin of the rocks in the area and the results of the database searches, the potential for paleontological resources to exist on DeWitt Center and the specific project sites is very low.

12.2 REGULATORY FRAMEWORK

State and Federal Plans, Programs and Policies

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Numerous laws, regulations, and statutes on both the federal and State levels seek to protect and target the management of cultural resources. These include Antiquities Act of 1906; Historic Sites Act of 1935; Reservoir Salvage Act of 1960; National Historic Preservation Act of 1966; National Environmental Policy Act of 1969; Executive Order 11593 (Projection and Enhancement of the Cultural Environment, 5/13/1971); 36 CFR 800 and CFR 60 (Advisory Council on Historic Preservation: Protection of Historic and Cultural Properties, Amendments to Existing Regulations, 1/30/1979, National Register of Historic Places, Nominations by States and Federal Agencies, Rules and Regulations, 1/9/1976); Revisions to 36 CFR 800 (Protection of Historic Properties, 1/10/1986); Archaeological and Historical Preservation Act of 1974; American Indian Religious Freedom Joint Resolution of 1978; Archaeological Resources Protection Act of 1979; Native American Graves Protection and Repatriation Act of 1990; California Native American Graves Protection and Repatriation (2001); California Public Resources Code Sections 5020, 5097.9, 7050.5, and 70510; Administrative Code, Title 14, Section 4307; and the California Environmental Quality Act. Collectively these regulations and guidelines establish a comprehensive program for the identification, evaluation, and treatment of cultural and paleontological resources.

CEQA requires that public or private projects financed or approved by agencies of the state must assess the effects of the project upon cultural resources. CEQA requires that, if project implementation results in significant effects to important cultural resources, alternative plans and/or mitigation measures must be considered. However, only "important" cultural resources need to be addressed. Under CEQA, important cultural resources are those that are either listed or eligible to be listed on the National Register of Historic Places (NRHP); listed or eligible to be listed on the California Register of Historical Resources (CRHR); registered or eligible to be registered as a State Historical Landmark; or included in any responsible local inventory of historic properties.

In considering impact significance under the California Environmental Quality Act (CEQA), the significance of the resource itself must first be determined. At the state level, consideration of significance as an "important archaeological resource" is measured by cultural resource provisions considered under CEQA Sections 15064.5 and 15126.4, and the draft criteria regarding resource eligibility to the CRHR.

Generally under CEQA, a historical resource (these include built-environment historic and prehistoric archaeological resources) is considered significant if it meets the criteria for listing on the CRHR. As of January 1, 1998 for a cultural resource to be deemed "important" under CEQA and thus eligible for listing to the CRHR, it must meet at least one of the following criteria:

a) The resource is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage;

b) The resource is associated with the lives of persons important to our past;

c) The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or,

d) The resource has yielded, or may be likely to yield, information important in prehistory or history.

Section 15064.5 of CEQA also assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures are detailed under California Public Resources Code (PRC) Section 5097.98.

Impacts to "unique archaeological resources" and "unique paleontological resources" are also considered under CEQA, as described under PRC 21083.2. A unique archaeological resource implies an archaeological artifact, object, or site about which it can be clearly demonstrated that—without merely adding to the current body of knowledge—there is a high probability that it meets one of the following criteria:

a) The archaeological artifact, object, or site contains information needed to answer important scientific questions, and there is a demonstrable public interest in that information;

b) The archaeological artifact, object, or site has a special and particular quality, such as being the oldest of its type or the best available example of its type; or

c) The archaeological artifact, object, or site is directly associated with a scientifically recognized important prehistoric or historic event or person.

A non-unique archaeological resource indicates an archaeological artifact, object, or site that does not meet the above criteria. Impacts to non-unique archaeological resources and resources which do not qualify for listing on the CRHR receive no further consideration under CEQA.

Auburn/Bowman Community Plan

The *Auburn/Bowman Community Plan* provides goals and policies with the aim of preserving historical, cultural, and/or archaeological resources. Those goals and policies applicable to the proposed DeWitt Government Center Facility Plan are listed below.

Goal IV.E.2a. Preserve and enhance significant historical, cultural, and/or archaeological sites and the surrounding environment.

IV.E.3.a Identify and protect from destruction and abuse all representative and unique historical, cultural, and archaeological sites and their immediate environment.

IV.E.3.c Encourage the development of multipurpose facilities which can function as recreational sites, open space areas and for historic, cultural, and archeological preservation.

IV.E.3.d Require site-specific studies for archaeological or historical sites within the federal government's definition of "historical context" in all instances where land development has the potential to have a detrimental impact on these sites.

IV.E.3.e Protection of significant cultural resources is a priority over recordation and/or destruction.

Placer County General Plan

The *Placer County General Plan* also establishes goals and policies regarding the preservation of historical, archaeological, paleontological, and cultural resources. Those goals and policies pertinent to the proposed project are listed below.

Goal 5.D To identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

5.D.3 The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.

5.D.6 The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.

5.D.7 The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

5.D.8 The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

5.D.9 The County shall use the State *Historic Building Code* to encourage the preservation of historic structures.

5.D.10 The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.

5.D.11 The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.

12.3 IMPACTS

Significance Criteria

Potential significant impacts associated with cultural resources have been evaluated using the following criteria from Appendix G of the CEQA Guidelines and from CEQA Section 15064.5. A project impact would be significant if:

- The proposed project could cause substantial adverse change in the significance of a historical resource (i.e., a cultural resource eligible for the CRHR),
- The proposed project could cause a substantial adverse change in the significance of an archaeological resource (defined as a unique archaeological resource which does not meet CRHR criteria),
- The proposed project could directly or indirectly destroy a unique paleontological resource (i.e., where the project would directly or indirectly destroy a site or resources), or
- The proposed project could disturb any human remains, including those interred outside of formal cemeteries (i.e., where the project would disturb or destroy burials).

Under CEQA only those cultural resources deemed historically significant (e.g., CRHR- or NRHP-eligible) can be impacted by project implementation. A non-unique archaeological or paleontological resource is given no further consideration, other than the simple recording of its existence, by the Lead Agency.

Potentially Significant Impacts

Impact 12.1 Damage to Archaeological or Paleontological Resources From Directly or Indirectly Destroying a Unique Archaeological or Paleontological Resource or Disturbance to Any Human Remains, Including Those Interred Outside of Formal Cemeteries, if Inadvertently Exposed During Construction.

Significance Before Mitigation:	Potentially Significant
Mitigation:	12.1a through 12.1c
Significance After Mitigation:	Less than Significant

No cultural or paleontological resources are known to exist within the project sites. During construction of the proposed project, previously undiscovered cultural or paleontological resources could be inadvertently exposed during grading or excavation activities. This would be a potentially significant impact of the proposed project.

If resources are exposed, this potential impact would be mitigated to a less than significant level by implementing Mitigation Measure 12.1a, which requires that ground disturbing activities halt temporarily until a qualified professional archaeologist or paleontologist, the Placer County Planning Department, and the Placer County Department of Museums are consulted. If the discovery includes human remains then the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. The qualified professional archaeologist or paleontologist in consultation with the appropriate parties shall assess the resource and provide proper management recommendations. Commonly implemented management techniques are identified in Mitigation Measures 12.1b and 12.1c. With implementation of these mitigation measures, this impact would be reduced to a less than significant level.

Impact 12.2 Substantial Adverse Change in the Significance of a Historical Resource Through Demolition and/or Alteration

Significance Before Mitigation:	Significant
Mitigation:	12.2a through 12.2c
Significance After Mitigation:	Significant and Unavoidable

The proposed demolition and construction would result in substantial adverse changes to the identified Historic District at DeWitt Center, which has been identified as potentially eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) under criteria A and C for the national register and criteria 1 and 3 for the state register. By nature of being potentially eligible for listing, the Historic District is considered a cultural resource for the purposes of CEQA.

The DeWitt Government Center Facility Plan project would locate new facilities within the DeWitt General Hospital Historic District and would demolish contributing features of this district. The proposed project would result in the demolition of the following contributing features of the DeWitt General Hospital Historic District:

- Building 1: Administration Building

- Buildings 2, 3, 4, and 5: Officers' and Nurses Residences
- Building 7: Officers' Club
- Building 8: Mess Room for Officers
- Buildings 15, 16, 17, 18: Medical Buildings
- Buildings 201 through 205: Neuropsychiatric Patient Wards
- Buildings 206, 207, and 211 to 217: Patient Wards
- Brick corridors connecting buildings 15 through 18
- Brick corridors connecting patient wards

Under CEQA, a project is considered to have a significant impact on the environment if it causes a substantial adverse change in the significance of a historical resource. CEQA Guidelines, Section 15064.5(b)(1) states "substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired." Section 15064.5(b)(2) states, in part, "the significance of an historical resource is materially impaired when a project… (A) [D]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources."

Under NRHP/CRHR criterion A/1, the DeWitt General Hospital Historic District is significant for its history as a rare, and perhaps unique (based on research in the Federal Archives), survivor among the many large hospitals built in the United States during World War II. Under NRHP/CRHR criterion C/3, the DeWitt General Hospital Historic District is significant as an example of the large-scale planning and construction that was required during World War II and as a distinctive example of a pavilion plan hospital. Demolition of contributing features of the DeWitt General Hospital Historic District would lessen the integrity of this historic district's design, materials, workmanship, setting, feeling, and association. Mitigation has been identified to lessen the impacts of demolition. However, mitigation will not lessen the impact to a less than significant level and therefore demolition would result in a significant and unavoidable impact.

In addition to the demolition and alteration of contributing features to the NRHP/CRHR potentially eligible DeWitt General Hospital Historic District discussed above, the proposed project would alter this historic district through the addition of non-contributing features (buildings, roads, and parking lots). Addition of these non-contributing features into the DeWitt General Hospital Historic District would also lessen the integrity of this historic district's design, materials, workmanship, setting, feeling, and association. Mitigation has been identified to lessen the impacts of the addition of non-contributing features. However, mitigation will not lessen the impact to a less than significant level and therefore the addition of non-contributing features would result in a significant and unavoidable impact.

12.4 MITIGATION MEASURES

Damage to Archaeological or Paleontological Resources or Disturbance to Any Human Remains

Mitigation Measure 12.1a: Immediately stop ground disturbing activities in the project vicinity and consult a qualified professional archaeologist or paleontologist, the Placer County Planning Department, and the Placer County Department of Museums if buried cultural deposits are discovered during construction. If the discovery includes human remains, then the Placer County Coroner and Native American Heritage Commission must also be contacted.

In the event of the discovery of buried archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone, that project activities in the vicinity of the find shall be immediately stopped and a qualified professional archaeologist or paleontologist shall be consulted to assess the resource and provide proper management recommendations. In addition, the Placer County Planning Department and Placer County Department of Museums shall be contacted. Such recommendations for important resources could include capping (*Mitigation Measure 12.1b*), or data recovery excavations (*Mitigation Measure 12.1c*). Work in the area may only proceed after authorization is granted by the Placer County Planning Department.

Mitigation Measure 12.1b: Cap resource area with layer of soil. If important cultural resources are found the feasibility of capping such resources shall be considered. An acceptable process of "capping" archaeological resources with soil must include the following elements:

a. The soils to be covered must not suffer serious compaction;

b. The covering materials must not be chemically active;

c. The site must be one in which the natural process of deterioration has been arrested; and,

d. The site must have been recorded, including the area extent of subsurface deposits.

Mitigation Measure 12.1c: Conduct data recovery excavation.

As an alternative to *Mitigation Measures 12.1b* at identified important or potentially important cultural resource sites, the County shall retain a qualified professional archeologist to conduct data recovery excavation. In compliance with CEQA, implementation of this mitigation measure would entail preparation and adoption of a Data Recovery Plan that makes provisions for adequately recovering the scientifically consequential information from and about the resource. The data recovery plan must be prepared and adopted prior to commencing any excavation activities.

Substantial Adverse Change in the Significance of a Historical Resource Through Demolition and/or Alteration

Mitigation Measure 12.2a: Conduct recordation of the DeWitt General Hospital Historic District to Historic American Buildings Survey (HABS) standards. Recordation shall be undertaken of the DeWitt General Hospital Historic District. This recordation will meet the National Park Service's Historic American Buildings (HABS) standards. The National Park Service will define the level of HABS recordation during the federal Section 106 Consultation process. Recordation is expected to include:

a. A written descriptive and historic report,

b. Large format photography of any original plans, and

c. Large format photography of:

   1 The contributing features within the DeWitt General Hospital Historic District and

   2 The setting of the contributing features within the DeWitt General Hospital Historic District.

The written descriptive and historic report shall be prepared by an architectural historian who meets the Secretary of the Interior's professional qualifications for architectural historian. The large format photographic work shall be done by a photographer who meets the Secretary of the Interior's professional qualifications for photographers.

Mitigation Measure 12.2b: Provide photographic recordation and reports to local and state repositories.

The written descriptive and historic report, negatives, large format contact prints, and photographic index, undertaken in Mitigation Measure 12.2a, and copies of the *Historic Property Survey Report for the Proposed Home Depot Project* (Kostura pers. comm.) and *Historic Architectural Survey Report for the DeWitt Center* included in *the DeWitt Center Existing Conditions Report* (NFA/URS, 2002) shall be provided to the California State Archives.

A local repository shall be identified and a high quality copy of the recordation and copies of the *Historic Property Survey Report for the Proposed Home Depot Project* (Kostura pers. comm.) and *Historic Architectural Survey Report for the DeWitt Center* included in the *DeWitt Center Existing Conditions Report* (NFA/URS, 2002) shall be provided to this local repository.

Mitigation Measure 12.2c: An onsite interpretative panel shall be developed for display within DeWitt Center. The display shall be a synthesis of the *Historic Property Survey Report for the Proposed Home Depot Project* and *Historic Architectural Survey Report for the DeWitt Center* included in *the DeWitt Center Existing Conditions Report.*

The interpretative panel shall provide the following information:

a. Text describing the design, construction, and subsequent history of the DeWitt Center with particular emphasis placed on the years 1942 through 1945, the period the complex was determined to be of national significance (Kostura 2002).

b. Historical graphic illustrations of the DeWitt Center including reproductions of any available original plans and photographs taken during construction and operation, again with emphasis on the period of national significance (1942 through 1945).

c. Contemporary graphic illustrations of the DeWitt Center including photographs of contributing features and setting of the DeWitt General Hospital Historic District.

The onsite interpretative panel may initially be placed within the public use areas of the proposed Land Development Building. Such a placement would provide a large number of visitors to DeWitt Center the opportunity to view the display.

The County shall fund the development and installation of the interpretative panel. The display shall be modular and readily transportable in order that it may be displayed in alternate locations throughout DeWitt Center. Plans for the panel including proposed text and illustrations shall be submitted to the California SHPO for review and comment.

This page intentionally left blank.

CHAPTER 13

PUBLIC FACILITIES

CHAPTER 13 PUBLIC FACILITIES

13.1 WATER SUPPLY

13.1A Setting

DeWitt Center lies within the service area boundaries of the two principal water agencies in the area—Placer County Water Agency (PCWA) and Nevada Irrigation District (NID). Water service is currently provided to DeWitt Center by PCWA.

Placer County Water Agency

PCWA supplies water to approximately 150,000 people in Placer County via residential connections, and serves about 35,000 agricultural, municipal, and industrial connections. While a small amount of groundwater is used to supply PCWA's customers, the primary water sources used by the Agency are the Yuba and Bear Rivers, which flow from Lake Spaulding. PCWA purchases water from this system from Pacific Gas and Electric (PG&E). Additional sources include the American River and the U.S. Bureau of Reclamation Central Valley Project.

PCWA has divided the area within its service boundaries into five separate service zones. DeWitt Center is included in the largest of these zones, Zone 1. This zone covers the area from the community of Bowman to the northern boundary of the City of Roseville. There is also a detached portion of Zone 1 south of the City of Roseville. DeWitt Center is located in "upper Zone 1," which includes the PCWA Bowman and Auburn Water Treatment Plants. These plants obtain their water from PG&E's Wise/South Canal and PCWA's Boardman Canal and supply treated water to the communities of Bowman, Auburn, and Newcastle. The combined capacity of these plants is 12 million gallons per day (mgd).

Total PCWA treated water production in 1999 was 26,416 acre-feet (ac-ft) of water. An acre-foot of water is the volume of water necessary to cover one acre to a depth of one foot. Of this, 25,593 ac-ft of water usage occurred within Zone 1. Projected water usage for Zone 1 in 2000 was 26,300 ac-ft; in 2005 projected water usage for this zone is 32,100 ac-ft. The PCWA Urban Water Management Plan evaluated projected water supplies to Zone 1 in concert with supplies to Zone 5 as both of these zones have the same water supply sources. Projected water supplies available to Zones 1 and 5 in 2000 were expected to be 65,100 ac-ft above demands. Projections for 2005 show an excess supply of 48,300 ac-ft. By 2020, projections show a significant increase in demand, resulting in a reduced excess of supply. However, excess supply of 18,900 ac-ft is still projected. *Table 13.1* displays projected water supply and demands for Zones 1 and 5 through 2020.

Table 13.1
Zones 1 and 5 Projected Water Supply and Demand Comparison

	Projected Annual Amounts of Water (acre-feet)				
	2000	**2005**	**2010**	**2015**	**2020**
Supply					
PG&E [b]	100,400	100,400	100,400	100,400	100,400
Middle Fork American River	120,000	120,000	120,000	120,000	120,000
Central Valley Project	35,000	35,000	35,000	35,000	35,000
Recycled water [c]	0	0	10,000	10,000	10,000
Subtotals	255,400	255,400	265,400	265,400	265,400
Demand					
PCWA	106,300	123,100	133,000	145,500	162,500
City of Roseville [d]	30,000	30,000	30,000	30,000	30,000
San Juan Water District [d]	25,000	25,000	25,000	25,000	25,000
Northridge Water District [d]	29,000	29,000	29,000	29,000	29,000
Subtotals	190,300	207,100	217,000	229,500	246,500
Surplus or (Deficit)	**65,100**	**48,300**	**48,400**	**35,900**	**18,900**

a *Zones 1 and 5 are combined into a single table due to having a common water supply.*

b *Current contract amount is assumed beyond contract term of 2013.*

c *Assumed amount. Final evaluation of this supply will be completed at a future date.*

d *Full contract deliveries are shown. Refer to each supplier's* Urban Water Management Plan *for specific projected demands.*
Source: PCWA 2000

Nevada Irrigation District

NID supplies treated and raw (untreated) water for use in agricultural and urban uses, and to support environmental requirements (i.e., minimum pool levels and fish releases). Agricultural water use accounts for nearly 90 percent of the total water supply within NID's system. Treated water is supplied for all urban water uses, including commercial, residential, and municipal. Municipal users include the cities of Grass Valley and Nevada City, which receive bulk raw water from NID. Environmental water uses include requirements that NID maintain a minimum pool of 39,675 ac-ft in its reservoirs and release approximately 7,700 ac-ft annually to preserve fish habitat throughout the watershed.

NID relies on surface water for the provision of both treated and raw water. Water sources are separated into four categories: watershed runoff, carryover storage in surface reservoirs, contract purchases, and recycled water. On average, 206,229 ac-ft of water is produced by runoff throughout the watershed, including snowmelt and rainfall. This volume of runoff is sufficient to provide power generation for PG&E as well as water supply for NID. In dry years, power generation is reduced to ensure sufficient water supply.

Carryover storage refers to the water remaining in NID storage reservoirs at the end of the normal irrigation season. On average, 118,588 ac-ft remain in the reservoirs at the end of September. Environmental needs and "dead storage" require a minimum carryover storage of 39,675 ac-ft, leaving 78,913 ac-ft of usable storage in an average year.

NID and PG&E have a long-standing agreement making 59,631 ac-ft of water available to NID through contract water purchases during a year of normal or above normal precipitation. In

dry years, the maximum amount available for contract purchases is reduced to 23,591 ac-ft. This agreement expires in 2013, but NID staff does not foresee any major changes relative to present operations when this contract is renegotiated. The final water supply source, recycled water, consists of effluent from municipal wastewater treatment plants that is captured and mixed with surface waters.

NID maintains eight water treatment plants with an aggregate capacity of 32.4 mgd. These plants supply treated water to approximately 16,500 connections (as of December 2000). Increases in urban water connections are expected to occur at 1.6% annually, which has been the growth rate for NID urban water connections over the last ten years. NID is planning various expansions to the existing water treatment plants to keep pace with increased demands. Proposed plant expansions would result in a 22 mgd increase in treated water supply by 2020.

Currently, NID total water supply far exceeds the demand. Projected treated water demand for 2000 was 11,364 acre-feet, while treated water supply from the eight treatment plants was approximately 36,295 ac-ft. Overall (treated and raw) water demand was projected to be 159,593 ac-ft, while overall water supply was projected to be 348,815 ac-ft. Both overall and considering treated water only, projected supply was more than twice the projected demand. During past dry water years (drought conditions), NID's supply has been reduced by approximately 15 percent. This reduction in supply has no significant effect on availability of water to NID customers, as the overall supply would still exceed the demand by approximately 130,000 ac-ft. Projected supply and demand through the year 2020 is shown in Table 13.2.

Table 13.2
NID Projected Water Supply and Demand
Totals Comparison (in acre-feet)

Totals	2000	2005	2010	2015	2020
Supply	348,815	336,800	336,600	337,000	337,400
Demand	159,593	161,524	163,965	166,484	169,490
Excess supply	189,222	174,676	172,635	170,516	167,910

Source: NID Urban Water Management Plan October 2001

NID's water supplies for treated water provision in the project area include Rollins Reservoir via the PG&E Bear River Canal/Rock Creek Reservoir and Combie Reservoir via the Combie/Ophir Canal System. The water treatment facility serving this area is located in North Auburn. The design capacity of the plant is 6 mgd. The plant is currently operating at 4 mgd during the summer months (NFA/URS 2002). There are no current plans for expansion of this plant, but it is likely that an expansion of the filtering capacity will occur within eight to ten years (NFA/URS 2002).

Existing Service

PCWA currently supplies water to DeWitt Center through a 16-inch pipeline that travels between a pressure-reducing station on Bell Road to the location of the old DeWitt water treatment plant, which is adjacent to the eastern boundary of the project area. All water supplied to DeWitt passes through a single meter at this location. From the meter, water flows through the DeWitt water system, which is laid out in a grid and consists of 12-inch and 10-inch

mainlines and a series of smaller pipelines. The peak average monthly usage at DeWitt is approximately 400,000 gallons per day (NFA/URS 2002).

In addition, there is a connection between DeWitt's water system and NID's mainline in Atwood Road. This connection is generally closed but can be opened so that NID can supply water to DeWitt Center during an emergency in which PCWA is unable to provide treated water (NFA/URS 2002).

The service boundaries for PCWA and NID overlap in the area containing DeWitt Center and surrounding parcels. In order to consolidate service boundaries and eliminate the overlap, NID and PCWA have been evaluating the potential for reconfiguring those service boundaries. Previous considerations included switching the water provider for the entire DeWitt Center from PCWA to NID. The service adjustments currently under consideration would transfer service for only the western portion of DeWitt Center from PCWA to NID. As DeWitt Center is located within service boundaries for both providers, this transfer would not require annexation. The County would be required to pay hookup costs and capacity fees (Smith pers. comm.).

13.1B Regulatory Framework

California Water Code

Pursuant to the definition of "project" in Section 10912(a)(1-7) of the California Water Code, the proposed DeWitt Government Center Facility Plan is not subject to the requirements of California Water Code Sections 10910 to 10915 (which implement the requirements of Senate Bill 610). The proposed project includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition. The requirements of the water code apply to projects with either a minimum of 250,000 square feet of new office space, employing a minimum of 1,000 persons, or a minimum of 500,000 square feet of new shopping centers or other businesses.

Auburn/Bowman Community Plan

The following *Auburn/Bowman Community Plan* policies from the Community Development Element related to water service and supply are applicable to the DeWitt Government Center Facility Plan project.

Goal III.D.3.a.1. Provide for each resident and business in the plan area an adequate, reliable, and safe water supply at a reasonable cost.

D.3.b.1 Encourage, through allowable densities and distribution of land uses, the maximum feasible usage of treated surface water supplies rather than groundwater supplies as a basis for land development.

D.3.b.2 Encourage continuing cooperation between water supply agencies in order to minimize costs of service and increase reliability of supply and treatment.

Placer County General Plan

The following *Placer County General Plan* policies related to water service and supply are applicable to the DeWitt Government Center Facility Plan project:

Goal 4.C To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

4.C.1 The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

4.C.2 The County shall approve new development based on the following guidelines for water supply:

a. Urban and suburban development should rely on public water systems using surface supply.

b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.

c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

4.C.3 The County shall encourage water purveyors to require that all new water services be metered.

4.C.4 The County shall require that water supplies serving new development meet state water quality standards.

4.C.6 The County shall promote efficient water use and reduced water demand by:

a. Requiring water-conserving design and equipment in new construction;

b. Encouraging water-conserving landscape and other conservation measures;

c. Encouraging retrofitting existing development with water-conserving devices; and

d. Encouraging water-conserving agricultural irrigation practices.

4.C.7 The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.

4.C.11 The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.

13.1C Impacts

Significance Criteria

A water supply impact would be significant if any of the following conditions would result with implementation of the proposed project:

- Contamination of a public water supply;
- Substantial degradation or depletion of groundwater resources;
- Substantial interference with groundwater recharge;
- Encouragement of activities that result in the use of large amounts of water;
- Use of water in a wasteful manner;
- Unavailability of water supply to serve the project;
- Unavailability of infrastructure to serve the project; or
- Inadequacy of water volume and/or pressure to serve the project.

Impacts Determined to be Less than Significant

Contamination of a Public Water Supply. Two NID canals exist near the eastern and western boundaries of the project area. Drainage from DeWitt Center is directed to the detention basin in the southern portion of the project area and does not affect these canals. No public water supply will be affected by the proposed project.

Degradation of Groundwater Resources. The proposed project would receive water supply from PCWA and potentially from NID. No wells exist on the project site nor are any proposed with this project. The project is not expected to have a significant impact on groundwater resources; therefore, water volume and pressure would not be affected by the proposed project.

Availability of Water Supply. The proposed project consists of land uses that are consistent with the land uses planned for the project location within the *Auburn/Bowman Community Plan*. New construction will implement water-conservation measures, including more efficient fixtures in new buildings and water-efficient landscaping, which will reduce water supply needs. Both PCWA and NID have the capacity necessary to supply DeWitt Center with treated water service. As stated above, NID currently serves DeWitt Center as a backup to PCWA during emergencies. The NID treatment plant in North Auburn has sufficient unused capacity to serve DeWitt Center on a daily basis, including the additional demand that would be generated by expansions of office space at DeWitt Center (NFA/URS 2002). The County is exploring available opportunities with PCWA and NID to provide water throughout DeWitt Center in the most efficient and cost effective manner.

Residential uses associated with the proposed project will not increase compared to existing uses. The proposed construction includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition, for a net increase of 23,064 square feet of office space. New construction will incorporate water-efficient fixtures and landscaping. It is expected that water supply demands will remain constant.

Availability of Infrastructure. Both PCWA and NID have the infrastructure necessary to supply DeWitt Center with treated water service. NID's nearest water mains are a 12-inch diameter line in Bell Road, the northern boundary of DeWitt Center, and a 10-inch diameter line that runs along Atwood Road, the southern boundary of DeWitt Center.

The County shall install water mains for the Children's Emergency Shelter and Women's Center (CES and WC) projects, which would be extended along Atwood Road and the project access roadway. Specific alignments and sizing requirements would be determined during future review; however this will result in impacts to trees, which are addressed under **CHAPTER 9, BIOLOGICAL RESOURCES**.

A fire-flow analysis was completed by means of modeling the DeWitt water system. Using Cybernet, the hydraulic modeling software currently used by PCWA, the analysis shows that the existing water system is capable of supplying fire flow ranging from 1,500 gallons per minute (gpm) to 2,000 gpm, depending on the location. These flows are at a residual pressure of 20 pounds per square inch (psi). Higher fire flows are limited by head loss within the 8-inch flow meter and the two 8-inch backflow prevention devices. At a flow rate of 2,000 gpm, the pressure loss through the meter and backflow devices are 3 psi and 8 psi, respectively. This assumes that each backflow device carries one-half the total flow. (PCWA 2001.)

13.1D Mitigation Measures

No mitigation is necessary for impacts to water supply resulting from the proposed project.

13.2 WASTEWATER

The Placer County Sewer Maintenance District #1 (SMD) currently provides wastewater collection and treatment services to DeWitt Center. SMD also provides service to all surrounding developed parcels (NFA/URS 2002).

13.2A Setting

Sewage generated at DeWitt Center is collected in the DeWitt trunk line and conveyed to the SMD Wastewater Treatment Plant 1 (Plant 1) on Joeger Road in Auburn. The previous capacity of Plant 1 is 1.75 mgd. Improvements recently completed at Plant 1 increased capacity to 2.0 mgd. However, the primary objective of the recent improvement project was to reduce the levels of ammonia in the treated water, in compliance with new regulations of the State Regional Water Quality Control Board. These improvements were completed in early 2003 (Wood pers. comm.).

SMD is currently conducting analysis of the capacity of the DeWitt trunk line. The preliminary results of this analysis show that the trunk line has sufficient capacity to serve DeWitt Center and surrounding areas, with some additional capacity available for increases in demand as planned in the *Placer County General Plan* and *Auburn/Bowman Community Plan*. One factor limiting the capacity of the trunk line is the inflow and infiltration of ground and surface water. SMD has an ongoing inflow and infiltration reduction program to ensure that capacity remains available for existing SMD customers and a limited amount of growth in the area (NFA/URS 2002).

The *Auburn/Bowman Community Plan* EIR (Placer County 1994) anticipated future improvements to Plant 1 that would increase the capacity of that plant to 3.5 mgd by 2006. However, changing requirements of the State Water Quality Control Board regarding effluent and water treatment have necessitated that improvements to the plant concentrate on providing additional treatment for the existing volume of water, rather than increasing the capacity of the plant (NFA/URS 2002). As with the recent improvement project, SMD will include gradual capacity improvements with other improvement projects to reach the 3.5-mgd capacity at buildout, which is expected to come after the year 2006 (NFA/URS 2002).

13.2B Regulatory Framework

Auburn/Bowman Community Plan

No policies from the *Auburn/Bowman Community Plan* related to wastewater are applicable to the DeWitt Government Center Facility Plan project.

Placer County General Plan

The following *Placer County General Plan* policies related to wastewater are applicable to the DeWitt Government Center Facility Plan project.

Goal 4.D To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

4.D.1 The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.

4.D.2 The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

4.D.4 The County shall promote efficient water use and reduced wastewater system demand by:

a. Requiring water-conserving design and equipment in new construction;

b. Encouraging retrofitting with water-conserving devices; and

c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

13.2C Impacts

Significance Criteria

A wastewater impact would be significant if either of the following conditions would result with implementation of the proposed project:

- Inability of sewer trunk lines to accommodate wastewater flows; or
- Insufficient capacity at the Wastewater Treatment Plant to serve the proposed project.

Impacts Determined To Be Less than Significant

Sewer Trunk Line Capacity. The existing sewer trunk line that would serve the proposed project is nearing capacity due to inflow and infiltration of ground and surface water.

However, the SMD has an ongoing inflow and infiltration reduction program that will maintain and increase capacity in the DeWitt line, providing adequate capacity for DeWitt Center (NFA/URS 2002). The project applicant shall install onsite and offsite sewage collection improvements as required. For the CES and WC projects, the line would be extended along Atwood Road and the project access roadway; specific alignments and sizing requirements will be determined during future review. The proposed construction includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition, for a net increase of 23,064 square feet of office space. It is expected that wastewater treatment needs will remain constant due to the minimal increase in square footage associated with this project and the use of water-efficient fixtures in new construction.

Wastewater Treatment Plant Capacity. The treatment plant currently has the capacity to serve the proposed project. Necessary improvements to the treatment plant were identified in the *Auburn/Bowman Community Plan* EIR. These improvements will continue to increase the capacity of the plant through the year 2006. The proposed project will not have a significant impact on wastewater treatment plant capacity as the project proposes to construct only 23,064 square feet more than will be demolished and to add 180 staff by 2010. The County shall pay the required fees for connection.

Improvements to and ongoing operations of Plant 1 are funded through connection fees. Connection fees for office space are based on "equivalent dwelling units" (EDUs). For single-family dwellings, the connection fee is $4,665 per EDU. SMD has developed formulas for determining the number of EDUs that a particular development will include, depending on the use of the new development. In an office where restrooms are available only to the employees, every toilet is considered 0.286 EDUs, and every urinal is considered 0.143 EDUs. In an office where restrooms are used primarily by the employees but are available to the public, every toilet is considered 0.5 EDUs and every urinal is considered 0.214 EDUs. SMD would analyze site plans to determine the numbers of toilets and urinals to be included and base the connection fee on that analysis. Any new construction of office space at DeWitt Center would require payment of these connection fees. In addition, SMD charges a maintenance and operation fee to each customer. Currently, those fees are $44.75 per month and are assessed annually. Any new development that is located on currently undeveloped land, or that results in more square feet of building space than what was demolished will be subject to these fees.

The proposed construction includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition, for a net increase of 23,064 square feet of office space. Furthermore, new construction will implement water-conservation measures, including more efficient fixtures that also will reduce wastewater treatment needs. It is expected that wastewater treatment needs will remain constant.

13.2D Mitigation Measures

No mitigation is necessary as these incremental increases in wastewater treatment demand associated with the proposed project are less than significant.

13.3 FIRE PROTECTION

13.3A Setting

The Placer Consolidated Fire Protection District (PCFPD) currently provides fire protection services to DeWitt Center. The nearest firehouse is Station #1, located at 11645 Atwood Road, at the southeastern boundary of DeWitt Center.

The PCFPD consists of full-time and volunteer personnel who provide fire protection and prevention services, emergency medical services, and hazardous materials response to DeWitt Center. A total of 23 full-time personnel and 20 volunteers are based out of Station #1. The station is staffed 24 hours per day by four full-time personnel. The station is equipped with two type 1 engines, two type 3 engines, a 3,000-gallon water tender, a ladder truck, and a rescue squad (NFA/URS 2002). Station 2, located at the intersection of Crater Hill and Wise Roads, provides backup to Station 1. The Insurance Service Office (ISO) assigns ratings to project locations that reflect the level of fire protection services expected in a given area. These ratings are based on the proximity of the area to a fire station and the ability of the fire station to provide services to the area. The rating considers factors such as the staffing at the fire station, the proximity of the fire station, the equipment on the fire engines at the station, and the ability of the station to deliver water to the project location, either with hydrants or portable water tenders (North Fork Associates 2002). The ISO rating for DeWitt Center location is a 4 (NFA/URS 2002). The response time from this station is approximately 1–3 minutes (NFA/URS 2002). The PCFPD receives the highest percentage of calls originating at DeWitt Center from the health care and detention facilities at the Center (NFA/URS 2002).

13.3B Regulatory Framework

Auburn/Bowman Community Plan

The following *Auburn/Bowman Community Plan* policies from the Community Development Element related to fire services are applicable to the DeWitt Government Center Facility Plan project.

Goal III.D.4.a.1. Provide fire safety through increased emphasis upon fire prevention programs, fire code enforcement and fire safety education.

D.4.b.2 Control fire losses and protection costs through continued emphasis upon automatic fire detection, control, and suppression systems.

D.4.b.3 Continue and strengthen automatic aid agreements to take maximum advantage of cost savings and improved services available through the joint use of existing public resources.

Placer County General Plan

The following *Placer County General Plan* policies related to fire services are applicable to the DeWitt Government Center Facility Plan project.

Goal 4.I To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

4.I.1 The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization [ISO] ratings):

a. ISO 4 in urban areas

b. ISO 6 in suburban areas

c. ISO 8 in rural areas

4.I.2 The County shall encourage local fire protection agencies in the county to maintain the following standards (expressed as average response times to emergency calls):

a. 4 minutes in urban areas

b. 6 minutes in suburban areas

c. 10 minutes in rural areas

4.I.3 The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

4.I.9 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.

Goal 8.C To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

8.C.3 The County shall require that new development meet state, county, and local fire district standards for fire protection.

8.C.4 The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.

13.3C Impacts

Significance Criteria

A fire protection impact would be significant if any of the following conditions would result with implementation of the proposed project.

- Physical prevention of the routine extension of fire protection and emergency service to the project;
- Creation of a physical obstacle preventing the provisions of fire protection activities;
- Any physical interference with emergency response or emergency evacuation plans; or
- Any conflict with the PCFPD's ability to provide fire protection services.

Impacts Determined to be Less than Significant

Physical Prevention or Obstacles to Provision of Fire Protection Services. The design of the proposed project will not create any obstacles to the provision of fire protection services to the project or to surrounding land/land uses. Adequate roadway access is provided to all portions of DeWitt Center, primarily via Richardson Drive and First Street. No additional emergency access is needed. All new structures will provide adequate access for fire equipment to building interiors.

Physical Interference with Emergency Response or Emergency Evacuation Plans. Because there will not be a significant change to existing circulation, the proposed project is not expected to create any interference with emergency response or emergency evacuation plans. Roadway capacities are sufficient to allow emergency evacuation of DeWitt Center.

Ability to Meet Increased Demand for Fire Protection Services. With an ISO rating of 4, and the fast response time, fire protection services to DeWitt Center are within the standards established in Policies 4.I.1. and 4.I.2. of the *Placer County General Plan*.

As DeWitt Center expands, PCFPD does not anticipate any adverse impacts on the District's ability to provide fire protection services to DeWitt Center or surrounding parcels (NFA/URS 2002). Should DeWitt Center's plans include expansion of care and/or detention facilities, consultation with the PCFPD is recommended to ensure that appropriate fire protection planning can be included as a part of the development of such facilities.

Fire hydrants will be located at a minimum of every 500 feet of roadway in areas of new construction. The 1994 Uniform Fire Code requires that fire hydrants are capable of providing a minimum of 1,000 gpm at 20 psi.

Facilities shall be designed to meet conditions specified by the PCFPD for commercial sites and commercial buildings, which would be verified prior to issuing building permits. This will include fire safety measures such as:

- Cleared zones within 30 feet of all structures,
- Use of fire retardant roofing and siding materials on all structures, and
- Automatic sprinklers in any building with at least 3,600 square feet.

13.3D Mitigation Measures

No mitigation is necessary for impacts to fire protection as a result of the proposed project.

13.4 LAW ENFORCEMENT

13.4A Setting

The Placer County Sheriff's Department, which currently provides law enforcement services to DeWitt Center, is housed in the northern portion of DeWitt Center (in the location of the proposed Land Development Building). Approximately 26 deputies are based out of the office. The crime rate classification for DeWitt Center and the surrounding area is low.

An officer regularly patrols DeWitt Center area 24 hours per day. The on-duty officer should be able to respond to any call from DeWitt Center within 5 minutes. Anticipated average response times for emergency calls is approximately 1–2 minutes (NFA/URS 2002).

13.4B Regulatory Framework

Auburn/Bowman Community Plan

The following *Auburn/Bowman Community Plan* policy related to law enforcement services is applicable to the DeWitt Government Center Facility Plan project. This policy is found in the Community Development Element of the Community Plan.

Goal III.D.5.a.1. Provide public protection services which are appropriate for the urban and rural development proposed by the community plan, increasing the level of such services as development occurs.

D.5.b.2 Adequately finance public protection agencies' needs for facilities, expansion, staffing, and equipment to correspond to Plan area growth and development.

Placer County General Plan

The following *Placer County General Plan* policies related to law enforcement services are applicable to the DeWitt Government Center Facility Plan project.

Goal 4.H To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the county.

4.H.1 Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

a. 1:1,000 for unincorporated areas

b. 1:7 for jail population

c. 1:16,000 total county population for court and civil officers

4.H.2 The County Sheriff shall strive to maintain the following average response times for emergency calls for service:

a. 6 minutes in urban areas

b. 8 minutes in suburban areas

c. 15 minutes in rural areas

d. 20 minutes in remote rural areas

4.H.3 Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.

4.H.4 The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

4.H.5 The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

13.4C Impacts

Significance Criteria

A law enforcement impact would be significant if any of the following conditions would result with implementation of the proposed project:

- Physical prevention of the routine extension of law enforcement service to the project,
- Creation of a physical obstacle preventing the provision of law enforcement activities, or
- Any conflict with the ability of the Sheriff's Department to provide law enforcement services.

Impacts Determined to be Less than Significant

Physical Prevention or Obstacles to Provision of Law Enforcement. The design of the proposed project will not create any obstacles to the provision of law enforcement services to the project or to surrounding land/land uses. Adequate roadway access is provided to all portions of DeWitt Center, primarily via Richardson Drive. No additional emergency access is needed.

Ability to Meet Increased Demand for Law Enforcement Services. The staffing level and response times meet the requirements for law enforcement established in Policies 4.H.1. and 4.H.2. of the *Placer County General Plan*. The crime rate in the vicinity of the project is relatively low—between January 1 and December 15, 2002, there were approximately 817 calls for service within a half-mile radius of the proposed project (Beverly pers. comm.). The average response time to priority one calls in this general area was 47 seconds, and just over seven minutes to priority two calls (Beverly pers. comm.). The development of the DeWitt Government Center Facility Plan project will represent an incremental increase in demand for law enforcement services by adding 180 staff by 2010. Of these 180 new staff, 22% will be in the Sheriff's office. This does not represent a significant impact.

The Plan includes construction of a new Auburn Justice Center, which will provide office space for the Sheriff's Department, including the divisions of Administration, Support Services, Field Services, Communication Services, and other support staff. The portions of the Office of the District Attorney and the Probation Department also will be located in the new building. The ancillary building will provide space for training, range, and storage facilities. Components of the proposed Auburn Justice Center include the public lobby, a break room, meeting and conference rooms (for both internal department and public use), 911 dispatch and radio rooms, evidence storage, lab, shooting range, vehicle maintenance, weapons armory, and satellite dishes and antennas. Rather than creating any restrictions on providing law enforcement services, the consolidation of the Sheriff's Department should facilitate more efficient provision of service to DeWitt Center and throughout the County.

13.4D Mitigation Measures

No mitigation is necessary for impacts to law enforcement as a result of the proposed project.

13.5 SCHOOLS

13.5A Setting

DeWitt Center is located within the Auburn Union Elementary School District (AUSD) and the Placer Union High School District (PUHSD). These school districts are currently over-crowded, operating at 16% and 36% over the designed enrollment capacity of its schools, respectively. (Kraft pers. comm.)

AUSD recently released its *School Facility Fee Justification Report for Residential, Commercial & Industrial Development Projects,* which states that the per-pupil cost for providing the necessary facilities for this district is $19,835 (School Facility Consultants 2000). The report assumes that two-thirds of kindergarten through 8th grade students generated by new development will fall within grades K through 5, and the remaining one-third will enroll in grades 6 through 8. There is a current need for a new middle school as a result of recent growth. (Kraft pers. comm.).

According to Placer County Office of Education, the average cost of providing high school facilities for grades 9 through 12 is $20,000 per student. PUHSD is currently constructing one new high school in Foresthill to accommodate new growth. (Allen pers. comm.)

DeWitt Center houses some educational facilities onsite as part of the Juvenile Court and Community Schools (JCCS) program. This program is a cooperative effort of the Placer County Office of Education, local school districts, the Placer County Probation Department, and the Placer County SMART (Special Multi-Agency Administration and Resource Team). Students served by the JCCS programs have been referred by the Probation Department, are wards of the Juvenile Hall, have been placed in the Placer County Children's Receiving Home, or are participants at the day treatment school for emotionally disturbed children (Placer County Office of Education 2003). Juvenile Hall wards receive instruction within the Juvenile Hall facility; Alder Grove School provides education to students under the management of the Probation Department; Sierra Vista School serves the needs of emotionally disturbed children; and the Department of Health and Human Services operates a school for residents of the Children's Receiving Home.

13.5B Regulatory Framework

Auburn/Bowman Community Plan

The Community Development Element of the *Auburn/Bowman Community Plan* contains policies related to schools that apply to residential development. The *Auburn/Bowman Community Plan* does not contain school-related policies applicable to the DeWitt Government Center Facility Plan project.

Placer County General Plan

The following *Placer County General Plan* policies related to schools are applicable to the DeWitt Government Center Facility Plan project.

Goal 4.J To provide for the educational needs of Placer County residents.

4.J.10 The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a

mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impaction.

13.5C Impacts

Significance Criteria

An impact to schools would be significant if any of the following conditions would result with implementation of the proposed project:

- Inconsistency with established educational uses of the area;
- Conflict with the area school district's ability to provide educational opportunities; or
- Substantial increase in the population and consequent school enrollment in any district that is near or over capacity. (A substantial increase is defined as a sufficient number of students to require approximately one or more new classrooms).

Impacts Determined to be Less than Significant

Inconsistency with Established Educational Uses. Surrounding land uses will not change. Although there are several school facilities located at the project site, they are included in the relocation plans for the proposed project. Construction of an educational facility is included for the proposed CES project.

Conflict with the Area School District's Ability to Provide Educational Opportunities. The proposed demolition area includes Sierra Vista School and Alder Grove School. The County will work with the Placer County Office of Education and other administering agencies to understand the specific facility needs of these schools and will assist in identifying alternative locations for these facilities.

Substantial Increase in the Population and Consequent School Enrollment in any District that is Near or Over Capacity. The proposed plan would accommodate 180 new employees by 2010. However, the South Placer County Justice Center project will result in the transfer of 249 staff, resulting in a net decrease in staff at DeWitt Center of 69 personnel by 2010. Because student generation rates for office developments are based on changes in staffing, it is expected that the transfer will result no change to enrollments by 2010.

13.5D Mitigation Measures

No mitigation is necessary for impacts to utility services resulting from the proposed project.

13.6 UTILITY SERVICES

13.6A Setting

Electric and Natural Gas

PG&E provides both electricity and natural gas to DeWitt Center. The nearest PG&E substation is the Rock Creek station, located northeast of the intersection at State Route 49 and Bell Road. Electricity is delivered to DeWitt Center from this substation through both overhead and underground power lines. In addition, natural gas pipelines exist in both Bell and Atwood Roads. DeWitt Center's primary natural gas feed comes from the line in Atwood Road, with a

minor amount of natural gas reaching DeWitt Center via Bell Road (NFA/URS 2002). Natural gas primarily supplies power for water heating, space heating, and cooking for the residential and office land uses throughout DeWitt Center. Natural gas is also used as fuel for some public buses, which can refuel at the Placer County Refueling Station in the DeWitt Center.

DeWitt Center has various standby generators for backup power in case of an emergency, but none of these are considered to have "co-generation" capability. There are six stationary generators and several "trailer mount" generator units available at DeWitt Center. The stationary generators are each dedicated to a specific building and will provide electricity to those buildings if PG&E power is lost. The generators contain an automatic transfer switch that will trigger the generator to power the building at the moment that PG&E power is lost. Stationary generators are located at the Finance Administration Building, the Main Jail, the Jail Kitchen, the Juvenile Hall, and the Children's Receiving Home. The sixth is located at Building 7, which is the former location of the County's 911 call-center. This facility has been relocated. The generator at this building is not necessary and could be relocated (NFA/URS 2002). In addition, the County has several trailer mount units which can be transported and installed when and where emergency power is needed.

The emergency power generators are regularly maintained by both the Department of Facility Services and an outside contractor. Electricians at the Department of Facility Services perform regular tests to ensure that the generators are running properly and to check fluid levels. The outside contractor performs the more intensive maintenance tasks, including replacing worn belts and other parts (NFA/URS 2002).

California experienced an energy supply shortage during the spring and summer of 2001. This crisis was defined by rapidly increasing energy costs in portions of the state as well as periodic blackouts and the potential for rolling blackouts. These events have focused greater attention on the need for energy conservation. The California Public Utilities Commission is sponsoring a continued advertising campaign to encourage energy conservation both at home and in the office. While PG&E is not an active part of this advertising campaign, the company does recommend that energy conservation techniques be implemented. The Department of Facility Services is investigating several opportunities for co-generation installations, such as photovoltaic panels for the Detention Facility and the Finance Administration Building.

PG&E filed for Chapter 11 bankruptcy protection in 2002. The company filed a Plan of Reorganization on September 20, 2002, which is still undergoing the approval process. This plan will ensure that service provision, reliability of service, and costs to power consumers are not changed. According to the company, "Retail customers of Pacific Gas and Electric Company will continue to receive all of the same electric and natural gas services they currently receive. The Plan of Reorganization does not ask the court to raise customer electricity or gas rates. The company will continue to be regulated by the California Public Utilities Commission." (http://www.pge.com/006_news/current_issues/por/distribution.shtml, accessed on April 15, 2003).

Energy Conservation. PG&E encourages energy conservation through the building design process. PG&E offers a rebate program for new buildings that are designed with energy efficient technologies, such as north-south orientation to take advantage of natural lighting and insulation beyond the minimum requirements to reduce the use of heating and cooling systems.

PG&E does not currently operate any alternative energy programs (i.e., rebates for installation of solar power collectors).

Undergrounding. As development and redevelopment occurs at DeWitt Center, the County must underground any new and existing power lines in the vicinity of the development activities, in compliance with *Placer County General Plan* Policy 4.A.4 and Implementation Program 4.5, as well as Policy III.C.3.a.12 of the *Auburn/Bowman Community Plan*. Any plans for future development at DeWitt Center will consider this requirement.

Emergency Generators. It is anticipated that as new construction occurs at DeWitt Center, the need for additional emergency generators will be assessed for each new building. The new Auburn Justice Center is an "essential services" facility and will require the installation of an emergency power supply to ensure continuity of emergency services and the administration of public safety. As additional generators are added, they will be included in the County's maintenance programs for the existing generators.

Telephone Service

SBC (formerly Pacific Bell) is the primary provider of local telephone service for DeWitt Center. The rapid expansion in demand for telephone lines and numbers for such things as facsimile machines, dedicated internet connections, and wireless telephones has led to some concern over the continued availability of new telephone numbers. SBC has no projections as to when a shortage of numbers will become critical. By continuing to introduce new area codes and split prefixes, SBC anticipates that supply will be able to keep pace with demand in the foreseeable future (NFA/URS 2002).

13.6B Regulatory Framework

Auburn/Bowman Community Plan

The Community Development Element of the *Auburn/Bowman Community Plan* contains policies related to utilities that apply to residential development. The *Auburn/Bowman Community Plan* does not contain utility-related policies applicable to the DeWitt Government Center Facility Plan project.

Placer County General Plan

The following *Placer County General Plan* policies related to electricity, natural gas, and telephone service are applicable to the DeWitt Government Center Facility Plan project.

Goal 4.A To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

4.A.2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and

b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

4.A.4 The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.

Goal 4.B To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

4B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

4.B.3 The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on countywide facilities and services.

13.6C Impacts

Significance Criteria

An impact to utility services would be significant if any of the following conditions would result from implementation of the proposed project:

- Encouragement of activities that result in the use of large amounts of electricity or natural gas;
- Use of electricity or natural gas in a wasteful manner;
- Any projected demand for electricity or natural gas that exceeds the supply;
- Any unresolved difficulty with conveyance of electricity or natural gas to the project site; or
- Any physical prevention of the routine extension of utility services (i.e., telephone service) to the project site.

Impacts Determined to be Less than Significant

Availability of Utility Services. Implementation of the proposed DeWitt Government Center Facility Plan project would result in an increased demand for utility services provided by PG&E and SBC. Impacts are considered to be less than significant since the proposed plan would result in a net increase of only 23,064 square feet. The new construction will include more energy-efficient fixtures and appliances than currently exist in the buildings to be demolished. The proposed plan would accommodate 180 new employees by 2010. This incremental increase in demand for phone service does not exceed projections for development under the *Auburn/Bowman Community Plan*. The County also shall provide necessary easements, if required, for the installation of utility services to the proposed construction sites and shall be responsible for any costs associated with the installation of these services.

Given the recent energy supply shortage in California, it also is important that the proposed new construction incorporate energy-efficient technologies. As discussed in **CHAPTER 7, AIR QUALITY,** the County proposes several methods of ensuring energy efficiency, including:

- Landscaping with drought-resistant species to reduce the demand for landscape maintenance equipment.
- Incorporation of energy-efficient technology into office and residential construction (e.g., insulations, window glazing, ventilation, and skylights).
- Use of energy-efficient heating and cooling units that exceed the California Energy Commission (CEC) minimum efficiency criteria.

Availability of Infrastructure for Utility Services. Service is currently provided to DeWitt Center via existing infrastructure, which is sufficient to provide service to the proposed project. Electricity, natural gas, and telephone lines will be extended to the CES and WC project sites. Specific alignments for those lines will be determined during future review.

Lines that are currently above ground are required to be undergrounded during new construction in compliance with *Placer County General Plan* Policy 4.A.4 and Implementation Program 4.5, as well as Policy III.C.3.a.12 of the *Auburn/Bowman Community Plan*. This will be implemented as part of the proposed project.

13.6D Mitigation Measures

No mitigation is necessary for impacts to utility services resulting from the proposed project.

13.7 SOLID WASTE

13.7A Setting

The Auburn Placer Disposal Service currently provides solid waste collection services. Collected solid waste is transported to the Western Regional Sanitary Landfill (WRSL) and Material Recovery Facility (MRF) in western Placer County.

DeWitt Center has 42 trash containers of various sizes to serve the County departments and private businesses that lease space at DeWitt Center. Table 13.3 displays the sizes and service frequency of these containers.

Table 13.3
Solid Waste Service

Number of Containers	Size of Containers (cubic yards)	Service Frequency per Week (Number of Containers at Pickup Frequency)				
		One	Two	Three	Five	Six
1	1	1				
7	2	6			1	
10	3	6	2	3		
11	4	2	5	2		1
3	5	2				1
1	6	1				
1	7	1				
8	90 [1]	8				

1 *Measured in gallons, rather than cubic yards.*

In addition, Auburn Placer Disposal Service provides DeWitt Center with one 20-cubic yard "on-call" debris box for each of the following types of debris: garbage, cardboard, metal, wood, and newspaper. These boxes are located throughout DeWitt Center. As each box becomes full, a call is placed to Auburn Placer Disposal Service to request that the box be exchanged with an empty one. Service is provided the next day. The County is charged each time that the garbage, metal, or wood box is exchanged. There is no charge for the cardboard or newspaper boxes (NFA/URS 2002).

DeWitt Center has several recycling bins, which are emptied by Auburn Placer Disposal Service once per week. There are seven bins for recycling office paper, with a total capacity of 37 cubic yards; three bins for cardboard, with a total capacity of 16 cubic yards; and one bin for newspaper, with a capacity of three cubic yards.

The current estimated life span for the WRSL is 2025. Western Placer Waste Management Authority has prepared an EIR for an application to increase the height and depth of the WRSL to increase the projected lifespan to 2052. This anticipated lifespan is based on growth projections for the County contained in the *Placer County General Plan*. The application process is ongoing—a notice of availability for the DEIR was circulated January 16, 2003 (http://www.sacbee.com/01-16-2003/classads/notices/legal_notices, accessed on April 16, 2003).

13.7B Regulatory Framework

Auburn/Bowman Community Plan

The *Auburn/Bowman Community Plan* from the Community Development Element does not address solid waste specifically.

Placer County General Plan

The following *Placer County General Plan* policies related to solid waste collection are applicable to the DeWitt Government Facility Center Plan project.

Goal 4.G To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

4.G.1 The County shall require waste collection in all new urban and suburban development.

4.G.2 The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

4.G.7 The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.

4.G.9 The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

13.7C Impacts

Significance Criteria

Impacts to solid waste would be considered significant if any of the following conditions would result with implementation of the proposed project:

- A breach of state or local standards relating to solid waste or litter control; or
- Generation of a volume which cannot safely be handled by existing service or accommodated at the landfill.

Impacts Determined to be Less than Significant

Compliance with State or Local Standards for Solid Waste or Litter Control. As growth occurs at DeWitt Center, additional trash containers may be added to the Center by calling the Auburn Placer Disposal Service office. The County or business requesting the service would be responsible for payment at the service rates in existence at the time of service. The WRSL and MRF comply with state standards.

Availability of Landfill Capacity. The proposed project would construct a net increase of 23,064 square feet of office space, accommodating an additional 180 employees by 2010. Based on 1,917 employees accommodated at the existing site, this represents a 9.4% increase in solid waste generation at the site. According to California Integrated Waste Management Board (CIWMB) data, public administration represented 1.7% of the waste stream generated (that is, including materials that may be diverted by materials recovery measures) by the business sector in unincorporated Placer County in 1999 (www.ciwmb.ca.gov/wastechar/JurisSel.asp, accessed on April 16, 2003). This incremental increase is very slight based on the percentage for the proposed project in the context of unincorporated Placer County waste generation. Furthermore, the landfill has sufficient capacity to meet this increased demand.

The western and central portions of the project area, in the vicinity of the proposed sites for the CES and WC, has been used for solid waste and green waste disposal in the past. Prior to any excavation or earthwork, an appropriate geotechnical consultant shall be retained to classify the

existing materials and make recommendations for handling, treatment, and disposal. Depending on the composition of the soils and materials within the waste piles, some material may be incorporated onsite into engineered fill, while other material may require disposal at the Placer County WRSL. The potential for hazardous materials to be contained within these waste piles is addressed in **CHAPTER 14, HAZARDS AND HAZARDOUS MATERIALS**.

13.7D Mitigation Measures

No mitigation is necessary for impacts to solid waste collection and disposal.

(This page intentionally left blank)

CHAPTER 14

HAZARDS AND HAZARDOUS MATERIALS

CHAPTER 14 HAZARDS AND HAZARDOUS MATERIALS

This chapter presents the results of URS Corporation's (URS') evaluation of potential impacts related to hazardous materials for the DeWitt Government Center Facility Plan. A Phase I Environmental Site Assessment (ESA) was conducted for DeWitt Center, and documented in Chapter 3 of the *DeWitt Center Existing Conditions Report,* which is available for review at the office of the Placer County Department of Facility Services. The DeWitt Center Study Area consists of approximately 180 acres containing approximately 85 buildings and street addresses. Both building numbers and street addresses identify buildings on the site. The project area for this DEIR was included in the ESA, and was revisited by a URS representative in April 2003 to observe any changes in site usage or remedial activities since the preparation of the ESA. Interviews with knowledgeable County personnel were also conducted at that time.

14.1 SETTING

DeWitt Center was built between 1943 and 1945 as DeWitt General Hospital. It was one of the sixty-six general hospitals operated by the U.S. Army in the United States during World War II. DeWitt General Hospital treated patients from both the European and Pacific theaters of war during February 1944 through December 1945. After the war the hospital was sold to the state of California for use as a mental hospital. It served as such until 1971, when it was transferred to Placer County for use as county offices.

Location

DeWitt Center is located within a commercial/light industrial use area in unincorporated Placer County, north of the city of Auburn. Currently, the DeWitt Center Study Area is mostly developed with approximately 85 structures and is bound by Bell Road on the north and Atwood Road on the south. The western boundary of the study area is located on the west side of a former wastewater treatment plant and the eastern boundary is approximately the alignment of First Street. An abandoned water treatment facility and raw water retention basin are located on the eastern portion of DeWitt Center. That portion of the property is excluded from the DeWitt Center Study Area for this EIR. It is the subject of another EIR being prepared for the Placer County Planning Department. Adjacent parcels to the northeast and southeast are developed with single-family residences, and rural residential land uses exist to the west, northwest, and south. Commercial, office/professional, and light industrial development lies to the north and east.

The proposed project sites for the DeWitt Government Center Facility Plan are located throughout DeWitt Center on both developed and undeveloped land, as shown on *Figure 2-5* in **CHAPTER 2, PROJECT DESCRIPTION**. The proposed Land Development Building (LDB) site is located in the northwestern corner of DeWitt Center. Buildings 1 through 8 are located at this site and are proposed for demolition. Buildings 15 through 18, which are also proposed for demolitions, are located south of the LDB site, and the former wastewater treatment facilities that are proposed for demolition are located in the western portion of the Study Area. The other buildings proposed to be demolished are 204B, 205B, 206B, 207A&B, and 212A&B through 217A&B. These are located east and west of the central portion of DeWitt Center, between C Avenue and D Avenue. The proposed Auburn Justice Center (AJC) construction site is located west of Richardson Avenue adjacent to the Main Jail facility and the Juvenile Hall, while the

proposed Children's Emergency Shelter and Women's Center (CES and WC) projects are located in the southwestern corner of the Study Area.

Site Geology and Naturally Occurring Asbestos

DeWitt Center is located in the eastern portion of the Western Metamorphic Terrane, which consists predominantly of Jurassic igneous and sedimentary rocks of island-arc origin. The property is underlain by rocks known as the Smartville Complex, composed of mafic/intermediate volcanic and plutonic rocks. Naturally occurring asbestos can be associated with serpentine material known to be present in this portion of the foothills. Naturally occurring asbestos has been identified at nearby sites, including at a location on nearby Bell Road (Vintze pers. comm.).

Naturally occurring asbestos can be found in serpentine or its parent material, ultramafic rock. Serpentine is a mineral generally comprised of ferro-magnesian silicates characterized by long fibrous crystals, including asbestos. Rocks consisting of almost all serpentine minerals derived from the alteration of previously existing olivine and pyroxene are known as serpentinite. Ultramafic rocks include igneous rocks containing less than 45 percent silica, with virtually no quartz or feldspar, and are composed essentially of ferromagnesian silicates, metallic sulfides and oxides, and native metals. Due to the presence of the ferromagnesian silicates in ultramafic rock, there is the potential, depending on the degree of alteration of the ultramafic rocks to have asbestos occurring naturally in the rock underlying portions of the DeWitt Center Study Area.

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was completed for DeWitt Center by URS using an Environmental Data Resources, Inc. report dated January 25, 2002. Information generated from previous environmental reports by Kleinfelder Incorporated, the U.S. Army Corps of Engineers (Corps) and their subcontractors was incorporated into the URS Phase I ESA as existing information and are summarized in the *Previous Reports* section below. The 2002 Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Site Assessment Process E-1527-00. The 2002 Phase I ESA identified several Recognized Environmental Conditions (RECs) at the property associated with past site usage and underground storage tanks (USTs). By definition under ASTM designation E-1527-00, the term "Recognized Environmental Condition" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include "*de minimis*" conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The identified RECs that occur within or adjacent to the proposed project areas are discussed further below.

Federal and State Regulatory Agency Databases

URS reviewed information gathered from several environmental databases through Environmental Data Resources (EDR) to evaluate whether activities on or near the subject Study

Area have the potential to impact environmental conditions in the Study Area. EDR reviews databases compiled by federal, state, and local governmental agencies. The list of reviewed databases is summarized in *Table 14.1*. It should be noted that this information is reported as URS received it from EDR, which in turn reports information as it is provided in various government databases. Although the EDR information cannot be verified, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence studies.

Table 14.1
Environmental Agency Data

Agency Database	***Survey Distance***
United States Environmental Protection Agency (EPA) National Priority List and Proposed National Priority List (NPL) for Superfund Sites	1.5 mile
U.S. EPA Delisted NPL	1.0
U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) List	1.5 mile
U.S. EPA RCRA Permitted Treatment, Storage, and Disposal (TSD) Facilities	1.0 mile
U.S. EPA RCRA Permitted Treatment, Large Quantity Generator	0.75
U.S. EPA RCRA Permitted Treatment, Small Quantity Generator	0.75
U.S. EPA Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS) List	1.0 mile
U.S. EPA CERCLIS No Further Action (CERCLIS-NRAP)	0.75 mile
U.S. EPA Toxic Release Inventory (TRIS) List	Target Property
U.S. EPA Emergency Response Notification System (ERNS) List	0.50 mile
Superfund (CERCLA) Consent Decrees (CONSENT)	1.0 mile
Records of Decision (ROD)	1.0 mile
U.S. EPA Federal Superfund Liens (NPL Liens)	Target Property
U.S. EPA Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Target Property
U.S. Department of Transportation (DOT) Hazardous Materials Information Reporting System (CHMIRS)	Target Property
U.S. Nuclear Regulatory Commission (NRC) Material Licensing Tracking System (MLTS)	Target Property
U.S. Department of Labor, Mine Safety and Health Administration, Mine Master Index File (MINES)	0.25 mile
U.S. EPA PCB Activity Database System (PAD)	Target Property
U.S. EPA RCRA Administrative Tracking System (RAATS)	Target Property
U.S. EPA Toxic Substance Control Act (TSCA)	Target Property
U.S. EPA FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide and Rodenticide Act) (FTTS)	Target Property
California Environmental Protection Agency (Cal-EPA) Annual Workplan Sites (AWP)	1.5 miles

Agency Database	Survey Distance
California Department of Toxic Substances Control (DTSC) Calsites Database (CAL-SITES)	1.5 miles
California Office of Emergency Services, California Hazardous Material Incident Report System (CHMIRS)	1.5 miles
California State Water Resources Control Board (SWRCB) Proposition 65 Records (NOTIFY 65)	1.5 miles
California Index of Properties with Hazardous Waste (CORTESE)	1.5 miles
California Toxic Pits Cleanup Facilities (TOXIC PITS)	1.5 miles
California SWRCB Leaking Underground Storage Tanks (LUST) List	1.0 mile
Active UST Facilities List (UST)	0.75 mile
California SWRCB Waste Management Unit Database (WMUSD/SWAT)	1.0 mile
California Department of Health Services Bond Expenditure Plan (CA BOND EXP. PLAN)	1.5 miles
California EPA Facility Inventory Database (CA FID UST)	0.75 mile
California SWRCB Hazardous Substance Storage Container Database (HIST UST)	0.75 mile
California DTSC Drycleaner Facilities (CLEANERS)	0.25 mile
California SWRCB Waste Discharge System (CA WDS)	Target Property
California EPA hazardous waste Information System (HAZNET)	0.25 mile
Placer County Health and Human Services, Master List of Facilities (PLACER CO. MS)	Target Property
California SWRCB Spills, Leaks, Investigation & Cleanup Cost Recovery Listing (CA SLIC)	0.25 mile
California SWRCB Aboveground Petroleum Storage Tank Facilities (AST)	Target Property

Previous Reports

Several previous environmental reports, technical reports, and letters pertaining to DeWitt Center were provided to URS. Of these documents, those providing information on historical use and hazardous materials at the property were reviewed for this report and are summarized briefly below:

- **United States Army Corps of Engineers, Draft Environmental Assessment (EA), 1994**

This document is titled "Draft Environmental Assessment for the Removal of Underground Fuel Storage Tanks and Associated Fuel Pipelines at DeWitt General Hospital," and proposes to sample and remove 12 designated USTs and their associated piping. It identifies the known UST locations, as well as four suspect UST locations, based on site reconnaissance. Two of the known USTs and one suspect UST were located within proposed project sites. One was located adjacent to the incinerator and wastewater treatment plant and the other was located adjacent to Building 8 in the proposed LDB site. One of the suspect USTs was located adjacent to Building 4, also in the proposed LDB site. The Draft EA concludes that there will be no significant impact on the surrounding environment from removing the identified USTs.

Portions of this report are included in Appendix C of the *DeWitt Center Existing Conditions Report* (NFA/URS 2002).

- **Remedial Constructors, Incorporated, (RCI) Closure Report (Final), 1996**

This report is titled "Removal of Containerized Hazardous Waste and/or Toxic Waste, DeWitt General Hospital, DeWitt Center, Auburn, California," and documents the removal of nine USTs and their associated piping from six locations on the subject property. These nine USTs include the two located in the proposed project sites (described above) that were removed. The report provides analytical data on the soil and groundwater sampling that was conducted in each of the UST excavations, and recommends that additional work be conducted to delineate the extent of soil and groundwater contamination at the site. Portions of this report are included in Appendix C of the *DeWitt Center Existing Conditions Report* (NFA/URS 2002).

- **Central Valley Regional Water Quality Control Board, No Further Action letters, 2001**

Dennis Salter of Placer County Division of Facility Services provided two letters from the Central Valley Regional Water Quality Control Board to URS. The first letter is dated June 25, 2001 and states that no further action is required for a LUST located at 11510 F Avenue, DeWitt Center. It describes remedial actions for a 10,000-gallon gasoline UST at this location that was removed in 1992. The second letter is dated September 28, 2001 and states that no further action is required for LUSTs located at 11428 F Avenue, DeWitt Center (Building 419). The letter does not describe the investigation or the remedial action, but indicates that more than one tank existed at the site.

- **Kleinfelder, Incorporated, Semi-Annual Groundwater Sampling Report, January 2003**

This report documents groundwater sampling activities for the Placer County Service Station, at 11448 F Avenue, DeWitt Center (Building 401). Groundwater sampling at the property occurs at five monitoring wells on a semi-annual basis. The latest analytical results showed concentrations of MTBE up to 110 micrograms per liter (µg/L) in two of the monitoring wells. All other analyses in all the other wells were below laboratory detection limits.

Site Reconnaissance and Interviews

URS representatives conducted site surveys of the entire DeWitt Center on January 31 and February 6, 2002 to observe and document the existing conditions of the property. A follow-up survey of the specific proposed project sites was conducted on April 9, 2003 in order to observe and document any changes in site usage and conditions since the initial site surveys were conducted. In addition, URS conducted a "drive-by" survey of the vicinity to observe and document the nature of neighboring properties. The following sections present a summary of the conditions observed and the information obtained.

For the initial and follow up surveys, Dennis Salter, of Placer County Department of Facility Services, was interviewed by Steve McKnight of URS. Mr. Salter arranged access to the sensitive areas on the site, such as the Main Jail facility and Juvenile Hall. Dan Hurlbut, a senior supervisor in the Building Maintenance Division, is in charge of hazardous materials management for the buildings managed by the Department of Facility Services. He was also

interviewed and provided information on hazardous materials use and storage at the subject property.

Existing Hazardous Materials and Wastes

The following section summarizes the existing hazardous materials and wastes that were documented as occurring within or adjacent to proposed project sites.

Most buildings at DeWitt Center have janitorial closets or storage rooms that contain small quantities of cleaning supplies, including detergents, bleaches, and soaps, and occasionally pesticides. These materials and their quantities are not considered to present a material risk of harm to public health or the environment and would not be the subject of an enforcement action if brought to the attention of governmental agencies. Buildings and areas that contain hazardous substances and are specifically located within or directly adjacent to the proposed project sites are identified below.

Hazardous Substances

The Area in the Vicinity of Building 503. (This building was identified as Building 603 in the U.S. Army Corps of Engineers Draft EA. It is referred to as Building 503 throughout this DEIR.) This building was observed to be abandoned, and according to previous reports, was used as an incinerator when DeWitt Center was a hospital. This building and the adjacent abandoned wastewater treatment facility are proposed for demolition as part of the project. No hazardous materials were observed in the building. In the surrounding area, which is currently used as a storage yard for the Division of Parks and Grounds of the Department of Facility Services and the Department of Public Works, there were several areas used for hazardous materials storage. Nine lead-acid type batteries were observed in the grass near Building 503. Two metal storage tanks partially filled with rainwater and soil were observed immediately south of Building 503. Approximately thirty 55-gallon drums were observed in the storage yard near surface water drainage. The drums were empty and stored upside-down on gravel and grass. A separate 55-gallon drum labeled "Hazardous Waste" was observed on a pallet near a surface water drainage. The date on the label was faded and unreadable. Five empty storage tanks were observed west of Building 503; these were being stored on asphalt surface. Approximately 15 large roadwork vehicles and trailers were observed in the storage yard. It is unknown whether these vehicles and trailers still contained diesel fuel or other petroleum products.

Building 530. This building is the Juvenile Hall for Placer County and is adjacent to the proposed AJC site. Aside from janitorial closets, there is a flammable materials cabinet where approximately 20 gallons of paint are stored, and a small container for medical waste in the infirmary. Medical waste is taken to the Main Jail facility on a daily basis. The backup power generator for Juvenile Hall has a built-in diesel fuel tank that holds approximately 200 gallons of fuel. No staining or spills were observed in the vicinity of the generator.

Building 520. This building is the Main Jail facility for Placer County and is adjacent to the proposed AJC site. In addition to janitorial closets, this building has an infirmary, where medical waste is stored on a temporary basis, and a 450-gallon aboveground storage tank (AST) for diesel fuel. Medical waste for Juvenile Hall and the Main Jail facility is handled and disposed of by Steri-Cycle. The AST is the fuel supply for two backup electrical generators for

the building. No staining or evidence of spills was observed in the vicinity of the AST or the generators.

Building 8. This building is part of the Placer County Sheriff's office and contains a criminal evidence laboratory. This building is proposed for demolition since it is located within the proposed LDB site. The laboratory has a fume hood and a storage cabinet where a total of approximately 8 gallons of methanol and acetone were observed. According to the crime lab technician, no historical spills have occurred at this facility. Asphalt patch associated with the removal of a leaking underground storage tank (LUST) was observed outside, adjacent to this building. As shown in *Table 14.2*, this LUST was removed by the Corps in 1995.

Six other buildings located at DeWitt Center contain hazardous substances, but are not within or adjacent to proposed project sites. The six buildings are Building 210, Building 301, Building 305A, Building 308, Building 400, and Building 401.

Storage Tanks

As mentioned above, a 450-gallon diesel AST was observed at the Main Jail facility (Building 520) for the back-up generators at the jail. Eight other ASTs were identified on the DeWitt Center property but do not occur within or adjacent to the proposed project sites.

The *DeWitt Center Existing Conditions Report* (NFA/URS 2002) compiled the lists of known and suspected USTs at DeWitt Center from the previous Corps EA and the EDR report, discussed above. The EA identified 12 USTs and four suspected USTs at 12 locations throughout DeWitt Center (a location may contain more than one UST). The EDR report identified four confirmed additional UST locations at DeWitt Center. Of the 12 known and/or suspected UST sites, three sites occur within or adjacent to the proposed project area — at Building 4 (Bell Gardens), Building 8 (Sheriff's Office facility), and Building 503 (Water Treatment Plant). The Building 4 site is a suspected UST location. The information on these three sites is provided in *Table 14.2*.

Table 14.2
Status Summary of Known and Suspect USTs
List compiled from draft Environmental Assessment (EA)
U.S. Army Corps of Engineers 1994 and EDR report, 2003

Building Name	Bldg Number	Address	UST Size and Substance	UST Removed By	Current Status	Information Source
Bell Gardens	4	11422 A Avenue	Not Known	Not Known	Intact concrete pad observed	Corps EA, 1994
Placer County Sheriff's Office	8	1510 A Avenue	2,500-gallon diesel	Corps in 1995	RWQCB case open; contaminated soil in ground	Corps 1996 report
Water Treatment Plant	503 [603]	2900 B Avenue	900-gallon diesel	Corps in 1995	RWQCB case open; contaminated soil in ground	Corps 1996 report

Dumping

The Placer County Department of Environmental Health Services Division of Health and Human Services has been certified by the California Integrated Waste Management Board as the Local Enforcement Agency for solid waste issues in Placer County. The inventory of Placer County solid waste disposal sites maintained by the Local Enforcement Agency includes a site designated as the DeWitt State Hospital Disposal Site. While this site is assumed to be located at DeWitt Center, its exact location is unknown. Based on usage patterns at DeWitt Center, it is considered likely that the disposal site is in the western portion of the Study Area, possibly near the decommissioned WWTP and/or the proposed CES and WC sites. It is possible that hazardous materials could be found within the disposal site if it is encountered during grading, demolition, or construction.

According to Mr. Hurlbut, the area of the proposed CES and WC, west of the abandoned sewage pond, has historically been used as an unofficial dumpsite. During the site inspections, a large pile of tree stumps and piles of concrete and building debris were observed adjacent to the west side of the pond. A pile of plant waste was observed southwest of the pond. Concrete and building debris covered by grass were observed southwest of the sewage pond dam. Mr. Hurlbut said that some of the building debris came from previous demolition activities at DeWitt Center, but some of it had also come from offsite locations.

Pits, Ponds, Lagoons, Septic Systems, Cisterns, Sumps, and Drains

Aside from the upper open water pond, which was a part of the decommissioned wastewater treatment facility at the western end of the Study Area, two stormwater detention basins were observed in the vicinity of the Main Jail facility. An abandoned water treatment pond was observed on the adjacent property to the east. This pond is now drained.

Staining and Discolored Soils

In general, stained and discolored soils were not observed in the Study Area. Small patches of oil-stained ground were observed under some of the vehicles in the storage yard near Building 503, which is proposed for demolition.

Onsite Wells

Five monitoring wells were observed in the Study Area but not within or adjacent to any of the proposed project sites. These wells are used for quarterly monitoring of groundwater in the vicinity of Building 401, the Department of Public Works service station. No other groundwater monitoring wells, water supply wells, or gas and oil production wells are known to exist onsite.

Lead-based Paint and Asbestos

Although lead-based paint and asbestos are not included in the ASTM standard for ESAs, the buildings and structures observed in the proposed project sites at DeWitt Center are of the appropriate age and construction to contain asbestos containing materials and lead-based paint. Buildings and facilities proposed for demolition are likely to contain lead based paint and asbestos containing materials.

Regulatory Database Review

A new Environmental Data Resources, Inc. (EDR) report (April 2, 2003) was reviewed to identify potential environmental concerns such as environmental permits, incidents, complaints, violations, response actions, and remedial activities relating to owners and operators on the subject property, and on abutting and adjacent properties that may have occurred since the *DeWitt Center Existing Conditions Report* was prepared. URS reviewed federal and state agency records and databases and conducted a follow-up survey and interview on April 9, 2003. No significant changes in the listing in the EDR report occurred between the January 25, 2002 and April 2, 2003 reports. The follow-up survey and interview confirmed that no significant changes in the site condition occurred since the *DeWitt Center Existing Conditions Report* was prepared.

14.2 REGULATORY FRAMEWORK

As evident in the previous section, hazardous materials are regulated at the federal, state, and local level. These regulations address separate issues associated with hazardous materials and must be adhered to in order to comply with the requirements of different regulatory agencies. Federal and state standards often overlap in areas of hazardous waste management. However, if state standards prevail, they are typically as stringent or more stringent than the federal standards.

Applicable federal, state, and local laws governing hazardous materials during the demolition and construction phases of the project are discussed below.

Federal

The Clean Air Act requires the U.S. Environmental Protection Agency (U.S. EPA) to develop and enforce regulations to protect the general public from exposure to airborne contaminants that are known to be hazardous to human health. In accordance with Section 112 of the Clean Air Act, the U.S. EPA established the National Emissions Standards for Hazardous Air Pollutants (NESHAP) to protect the public. Asbestos was one of the first hazardous air pollutants regulated under Section 112. The U.S. EPA promulgated the Asbestos NESHAP in 40 CFR Part 61. Federal agencies often delegate responsibility to the local Air Quality Management District or Air Pollution Control District (APCD) to administer regulations. However, the Placer County APCD is not a federally delegated agency. Therefore, NESHAP compliance is the only compliance required for asbestos removal. Asbestos abatement activity notification is given to the U.S. EPA and the California Air Resources Board in Sacramento.

State

The Central Valley Regional Water Quality Control Board is part of the California Environmental Protection Agency (Cal-EPA). The Regional Water Quality Control Board has responsibility for groundwater quality in the Study Area and would address issues that could impact groundwater. As indicated previously, there are two open LUST cases administered by the Regional Water Quality Control Board in the proposed project areas (Building 8 and Building 503). The Corps is the primary responsible party for these cases, and therefore responsible for their remediation and closure. Consequently, there is the issue of potentially impacted soil and groundwater being present in the project areas where demolition and construction are planned. If the soil and groundwater needs to be removed from the project

areas during these activities, it will need to be sampled prior to disposal for characterization purposes.

On July 22, 2002, the state approved the Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (CCR Title 17, Section 93105). This measure requires the notification of the local air district of construction activities in areas where ultramafic rock, serpentine, or naturally occurring asbestos may be found. Construction activities in such areas require the approval and implementation of an Asbestos Dust Mitigation Plan.

Local

The California Health and Safety Code, Division 20, Chapter 6.11 allows the establishment of a local unified hazardous waste and materials management regulatory program. This allows for the establishment of a Certified Unified Program Agency (CUPA). In Placer County, this program is administered by the Placer County Department of Environmental Health Services, which was certified as a CUPA in 1997. As indicated in the *Placer County General Plan*, Policy 8.G.5, the County shall strictly regulate the storage of hazardous materials and waste. The Placer County Department of Environmental Health Services will be the agency that regulates hazardous materials for the proposed project. The *Placer County General Plan*, Policy 8.G.10 also indicates the County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material. This information would be contained in a Hazardous Materials Business Plan required by the CUPA. The Hazardous Materials Business Plan would contain an inventory of the hazardous materials used and stored at the property, an emergency response plan, and training programs for employees in safety procedures and emergency response.

The Placer Consolidated Fire Protection District (PCFPD) provides fire protection and emergency services to Placer County. The PCFPD has requirements for the permitting of temporary aboveground storage tanks that may be used to store fuel(s) for machinery associated with construction activities for the project as well as other hazardous material(s) storage areas that may exist in the Study Area. Several County plans and documents contain goals and policies related to hazardous materials that are applicable to the proposed project.

Auburn/Bowman Community Plan

There are no goals and policies in *Auburn/Bowman Community Plan* that are applicable to the proposed development covered in the DeWitt Government Center Facility Plan with respect to hazardous materials.

Placer County General Plan

The Health and Safety Element of the *Placer County General Plan* contains the following policies regarding hazards and hazardous materials that are applicable to the proposed DeWitt Government Center Facility Plan.

Goal 8.D To minimize the risk of life, injury, damage to property, and economic and social dislocations resulting from airport hazards.

8.D.2 The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible

uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.

Goal 8.G To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

8.G.1 The County shall ensure that the use and disposal of hazardous materials in the County complies with local, State and federal safety standards.

8.G.2 The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.

8.G.3 The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's Hazardous Waste Management Plan (CHWMP).

8.G.9 The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.

8.G.10 The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.

Goal 8.F To protect public health and safety through safe location of structures necessary for the protection of public safety and/or the provision of emergency services

8.F.1 The County shall not locate new County structures necessary for the protection of public safety and/or provision of emergency services in areas subject to inundation, subsidence, slope failure, surface rupture, or ground failure in a seismic event. Exception to this policy may be granted if the only alternative location would be so distant as to jeopardize the safety of the community, given that adequate precautions are taken to protect the facility.

8.F.2 The County shall, within its authority, ensure that emergency dispatch centers, emergency operations centers, communications systems, vital utilities, and other essential public facilities necessary for the continuity of government be designed in a manner that will allow them to remain operational during and following an earthquake or other disaster.

14.3 IMPACTS

Significance Criteria

The following significance criteria have been established for evaluating the significance or potential significance of a project-related hazardous materials or hazardous waste impact. Appendix G of the CEQA Guidelines identifies the following considerations for determining the level of impact related to hazards. A hazardous materials impact would be significant if any of

the following conditions would result from implementation of the proposed project, including demolition, construction, and operation phases:

- Creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emission of hazardous materials or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Creation of a significant hazard to the public or the environment due to the project site being located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;
- Creation of a safety hazard for people residing or working in the project area due to the project site being located within an airport land use plan or within the vicinity of a private airstrip;
- Impairment of implementation or physical interference with an adopted emergency response plan or emergency evacuation plan; or
- Exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Impacts Determined to be Less than Significant

Creation of a Safety Hazard Due to the Proximity of Any Airport or Airstrip. There are no private airstrips within two miles of the project site. The site is located within the jurisdiction of the Foothill Airport Land Use Compatibility Plan for the Auburn Municipal Airport. That airport is located approximately 7,000 feet **(1.25 miles)** northeast of the eastern boundary of the DeWitt Center Study Area. The majority of DeWitt Center is located in Compatibility Zone D, characterized by occasional aircraft overflights. The only land use restrictions in Zone D are related to hazards to flight, specifically structure height. As discussed in **CHAPTER 4, LAND USE AND HOUSING**, **formal FAA review of the proposed project is required to determine** ~~none of the proposed structures exceed~~ the maximum allowable height in ~~this~~ **the project** location. **Preliminary consultations indicate that the allowable structure height at the proposed location of the tower will be 185 feet (pers. comms. Knudsen and Tidman). Formal review of the project by the Airport Land Use Commission (ALUC) is also required to ensure the project meets all policies of the Airport Compatibility Plan. It is expected that the FAA and ALUC reviews will find the project to be consistent with all applicable airport compatibility regulations and that the project does not result in any safety impacts.** ~~The 160 foot communications tower proposed as part of the AJC does not exceed the allowable height at its proposed location. The proposed DeWitt Government Center Facility Plan does not result in any safety impacts related to the airport.~~

Interference with Emergency Response or Evacuation Plans. As stated in **CHAPTER 13, PUBLIC SERVICES**, there will not be a significant change to existing circulation patterns at DeWitt Center as a result of the proposed project. Adequate roadway access to all portions of DeWitt Center is

provided via Richardson Drive and First Street; and fire equipment access to building interiors will meet Placer Consolidated Fire Protection District standards. No additional emergency access is needed. Therefore the proposed project is not expected to create any interference with emergency response or evacuation plans.

Exposure to a Significant Risk Related to Wildland Fires. As discussed in **CHAPTER 13, PUBLIC SERVICES**, no impacts to the provision of fire protection services are anticipated as a result of the proposed project. This includes no significant increases in the risks related to wildland fires. The western portions of DeWitt Center support an oak woodland habitat, which is the nearest "wildland" area. A fire in this area could threaten the proposed CES and WC projects, as well as the existing Juvenile Hall and Main Jail facilities. As discussed in **CHAPTER 13, PUBLIC SERVICES**, the proposed CES and WC projects would include cleared zones within 30-feet of the buildings, fire retardant roofing and siding materials, and interior building sprinklers. These measures and the proximity of the local fire station will ensure that risks related to wildland fires are less than significant.

Potentially Significant Impacts

Impact 14.1 Creation of a Significant Hazard to the Public or the Environment Due to Transport, Use, Disposal, or Accidental Release of Hazardous Materials into the Environment and/or Within One-Quarter Mile of an Existing or Proposed School

Significance Before Mitigation:	Potentially Significant
Mitigation:	14.1a through 14.1e
Significance After Mitigation:	Less than Significant

Demolition Impacts. The proposed demolition of structures identified as containing asbestos-containing material and lead-based paint could contaminate portions of the demolition site surface with asbestos and lead and could release these hazardous materials into the air. Some of the existing structures in the project sites are of the appropriate age and construction to contain asbestos-containing materials and lead-based paint. Without appropriate controls during the demolition of these existing structures, there may be risk of exposure of people to asbestos and lead, a potentially significant impact.

Mitigation Measure 14.1a requires the preparation and implementation of an asbestos and lead-based paint abatement plan. Implementation of this measure would allow for the safe removal of asbestos and lead-based paint from the structures at the site prior to their demolition. The abatement plan would be based on a demolition level asbestos survey during which a thorough investigation and sampling program would be conducted to identify and quantify asbestos containing material present in a structure. A demolition-level lead-based paint survey would also be conducted to determine whether lead-based paint is present in structures proposed for demolition, and areas where abatement of lead-based paint would be required would be identified and quantified. This information would then be presented in an abatement plan for the structure(s) to be implemented by appropriately trained and qualified contractors. The abatement plan will identify the appropriate type of contractor to perform abatement and/or demolition. With implementation of *Mitigation Measure 14.1a*, the potential for exposure of people to asbestos and lead would be reduced to a less than significant level.

Soil contamination from an accidental spill of hazardous materials being stored or used at the site during construction. During construction, it is anticipated that hazardous materials such as fuels, oils, paints, and solvents would be used and stored throughout the Study Area. Depending on the volume of material(s) stored, the Placer Consolidated Fire Protection District could require the installation of temporary aboveground storage tanks (ASTs) to store fuels. Additionally, other temporary storage facilities such as construction offices and containers may be used in the Study Area. The Placer Consolidated Fire Protection District requirements for temporary storage include safeguards such as spill prevention (such as the use of proper container types and storage requirements) and secondary containment for fuels and chemicals. Although these measures would reduce the potential for spills and releases in storage areas, there would be a potential for a release or releases to take place when the materials are being handled or used. Common releases include fuels being spilled during equipment fueling operations and hydraulic oils being released from leaking or severed hydraulic lines.

The preparation of a spill mitigation plan for construction activities, as described in *Mitigation Measure 14.1b*, would direct workers to implement prescribed mitigation measures to address a release of hazardous materials. Compliance with Placer Consolidated Fire Protection District requirements for storage of hazardous materials during construction and implementation of *Mitigation Measure 14.1b* would reduce construction impacts related to accidental spills of hazardous materials to a less than significant level.

Disturbance of soil containing naturally occurring asbestos during site grading and preparation. Although geotechnical investigations conducted at adjacent sites have not identified the presence of naturally occurring asbestos (serpentine) or other asbestos containing rock types, naturally occurring asbestos has been identified at nearby locations. For example, a site survey of a project on Bell Road did not reveal the presence of asbestos (serpentine) or other asbestos containing rock types. However, during construction, naturally occurring asbestos was identified in the field. Therefore, it is believed that naturally occurring asbestos (serpentine) or other asbestos containing rock types may potentially be discovered during grading and earthmoving in the proposed project sites. California Code of Regulations Section 93106 (Asbestos Airborne Toxic Control Measure – Asbestos Containing Serpentine) states if the concentration of asbestos in serpentine is greater than 5 percent, determined using California Air Resources Board Test Method 435, the material cannot be used as surfacing material. If the asbestos is naturally occurring it can be reused at the site for subgrade material that would be covered by other non–asbestos-containing material. However, the local regulatory agency should provide approval for the reuse of this material onsite. If approval is not given, the soil may require disposal as hazardous waste. The disturbance of naturally occurring asbestos-containing rock can potentially release asbestos into the air causing risk of exposure to people during grading and earthmoving activities. The preparation and implementation of an Asbestos Dust Mitigation Plan, as described in *Mitigation Measure 7.1a* and incorporated in this chapter by reference, will reduce the potential exposure to people during construction. Additionally, *Mitigation Measure 14.1c* stipulates the presence onsite of an experienced geologist or geotechnical engineer during site grading activities to identify potential asbestos containing rock materials. The geologist or geotechnical engineer shall identify and document any rock types requiring testing to determine the asbestos content to assess the suitability for material reuse as subgrade or surfacing material during construction. Implementation of *Mitigation Measure 14.1c* would reduce such impacts to less than significant levels.

Disposal of hazardous materials generated during demolition and construction. Debris generated by demolition and construction activities may include hazardous materials. For example, asbestos-containing material as discussed above, could be included in the demolition debris. Disposal of these materials elsewhere within DeWitt Center without designation of a disposal site through the California Integrated Waste Management Board would violate state law, and could lead to continued release of hazardous materials throughout the Study Area. Implementation of *Mitigation Measure 14.1d* would ensure that all demolition and construction debris is disposed of properly.

Accidental release of hazardous materials during project operation. During operation of the forensic lab and evidence units of the Sheriff's department in the proposed AJC, small quantities of hazardous materials including, but not limited to, drugs, weapons, and laboratory chemicals would be stored at the site. Although the expected quantities stored onsite will be small, it is possible that some of the chemicals used and stored in the laboratory may be carcinogenic and hazardous. In that case, under the California Health and Safety Code, the lab would be required to maintain a Hazardous Materials Business Plan (HMBP) for the operation of the facility, as described in *Mitigation Measure 14.1e*. The HMBP would address handling of hazardous materials and potential releases of hazardous materials from the AJC site. The HMBP would include an inventory of all hazardous material and waste handled onsite, emergency response plans and procedures in the event of a reportable release or threatened release of a hazardous material, and training for all employees in safety procedures in the event of a release or threatened release of a hazardous material. Mitigation of this impact would involve preparing a chemical inventory to submit to the Placer County Department of Environmental Health Services to determine if a HMBP is required.

Use, storage, transport, or accidental release of hazardous materials within one-quarter mile of an existing or proposed school. As discussed in this chapter, the proposed project does include the use, transport, and storage of small amounts of hazardous materials during project construction and operation. Therefore, the project carries the potential for accidental release of hazardous materials. As discussed in **CHAPTER 13, PUBLIC SERVICES**, there are a few school facilities onsite. Additionally, Rock Creek Elementary School is located northeast of the project area near the intersection of Bell Road at State Route 49, and Auburn Elementary School is located south of the area, at the intersection of Kemper Road at Bean Road. Both schools are approximately one-quarter of a mile from the project area. Accidental releases of hazardous materials during demolition, construction, and operation of the proposed project could expose the onsite and offsite school facilities to hazardous materials. Implementation of Mitiga*tion Measures 14.1a* through *14.1c* and *Mitigation Measure 14.1e* would minimize this potential impact to less than significant levels.

Impact 14.2 Creation of a Significant Hazard to the Public or the Environment Due to the Project Site Being Located on a Site Included on a List of Hazardous Materials Sites

Significance Before Mitigation:	Potentially Significant
Mitigation:	14.2a and 14.2b
Significance After Mitigation:	Less than Significant

Disturbance of soil containing hazardous materials during site grading and preparation. Since some of the project sites are known to currently contain building debris (CES and WC project sites) and soil contaminated with petroleum hydrocarbons from LUSTs (Building 8 within the LDB project area and in the vicinity of Building 503, which is part of the wastewater treatment plant demolition area), and it is known that an old disposal site exists somewhere within the Study Area, it is possible that soil in some of the project sites would be considered hazardous waste if it were to be removed from the site. Identifying the existence and extent of impacted soils would reduce risk of exposure to people and allow for proper disposal of the material. Should the DeWitt State Hospital Disposal Site be found during demolition or construction activities associated with the proposed projects, remediation and closure of the disposal site pursuant to the requirements of applicable sections of Title 27 California Code of Regulations, Division 2, Chapters 3 and 4 would be necessary.

Preparation and implementation of a Soil Sampling and Analysis Plan would identify the existence and extent of impacted soil at the proposed project sites, outline areas where soil removed during grading would need to be stockpiled and sampled prior to its reuse or removal from the site, and aid in determining the location of the DeWitt State Hospital Disposal Site if it exists within one of the project sites. It is not expected that the disposal site would be found at the proposed LDB or AJC sites based on the results of the design-level geotechnical investigations conducted at each site (both geotechnical investigation reports are discussed in **CHAPTER 10, GEOLOGY, SOILS, AND SEISMICITY**, and are included in Appendix E of this EIR). Design-level geotechnical investigation of the CES and WC sites and submittal of a rough grading plan to the Department of Public Works for approval will be necessary prior issuance of a grading permit for the sites. The geotechnical investigation will include subsurface exploration capable of determining the likely presence or absence of this disposal site, as well as the Soil Sampling and Analysis required in *Mitigation Measure 14.2a*.

Additionally, *Mitigation Measure 14.2a* stipulates the presence of an onsite geologist or geotechnical engineer during site grading activities to sample soil potentially containing hazardous materials. The geologist or geotechnical engineer shall identify which analyses would be necessary to determine the suitability for material reuse as subgrade or surfacing material during construction and interpret the results of the analyses in regard to reuse and disposal options. Implementation of *Mitigation Measure 14.2a* would reduce this impact to a less than significant level.

Potential for investigation and remedial activities associated with the open LUST cases to impact the proposed LDB construction and water treatment plant demolition. Since there are open LUST cases at two of the proposed project sites, there is the potential that the Corps, the responsible party for these LUST cases, will conduct further investigation and remediation at the sites in order to achieve case closure. One of the LUST cases is located in the proposed parking lot of the LDB.

The other open LUST case is located at the wastewater treatment plant. In order to avoid potential impact to the proposed construction and demolition at these sites, coordination of the construction and demolition activities by the County with the investigation and remedial activities of the Corps for these LUST cases will occur, as described in Mitigation Measure 14.2b. The Corps will be informed of the proposed construction activities and schedule so they may coordinate their site investigation and potential remedial activities for the LUST site in those areas. Although the LUST sites will still be accessible for investigation and remediation following project construction, it is the goal of this coordination for the investigation and remediation to be coincident with the proposed construction activities. Impacts related to the closure of these LUST cases regardless of the timing of completion of site investigation and remediation by the Corps are anticipated to be less than significant. No additional mitigation is necessary.

14.4 MITIGATION MEASURES

Creation of a Significant Hazard to the Public or the Environment Related to Transport, Use, Disposal, or Accidental Release of Hazardous Materials into the Environment and/or Within One-Quarter Mile of an Existing or Proposed School

Mitigation Measure 14.1a: Prepare and implement an asbestos and lead-based paint abatement workplan based on a demolition-level asbestos and lead-based paint survey for each demolition phase. The workplan(s) shall clearly identify the areas within the existing structures that contain asbestos and lead-based paint. The plan shall contain figures showing areas containing asbestos-containing materials, tables indicating the type and quantity of asbestos-containing materials, the method(s) to be used to abate the asbestos-containing materials, and a post-abatement certification sampling plan required to clear the facility for demolition. Additionally, the plan shall indicate the areas where lead-based paint abatement is required prior to demolition.

The asbestos abatement portion of the plan shall be prepared by a California State Certified Asbestos Consultant. All personnel conducting asbestos and lead-based paint abatement activities shall receive proper training and certification. U.S. EPA and the California Air Resources Board in Sacramento require a 10-day notification period prior to commencing any abatement activities.

Mitigation Measure 14.1b: Prepare and implement a Spill Mitigation Plan for construction-related activities. The Spill Mitigation Plan shall contain specific details on reporting requirements, cleanup process, appropriate use and storage (such as the use of proper container types and storage requirements), and waste containment and disposal. The plan will include specific measures and performance standards to ensure that appropriate measures are taken to adequately mitigate any releases so there are no subsequent impacts.

Mitigation Measure 14.1c: Implement *Mitigation Measure 7.1a,* which requires preparation and implementation of an Asbestos Dust Mitigation Plan and having a geologist or geotechnical engineer onsite during grading and earthmoving.

Mitigation Measure 14.1d: All debris generated during demolition and construction included in the DeWitt Government Center Facility Plan shall be recycled via an approved recycler or at an approved recycling facility to the extent feasible and/or be disposed of at an approved solid waste facility.

Mitigation Measure 14.1e: The County shall prepare a chemical inventory for each proposed new building to submit to the Placer County Department of Environmental Health Services to determine if a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling of hazardous materials and potential releases of hazardous materials from the site. It shall also include an inventory of all hazardous material and waste handled onsite, emergency response plans and procedures in the event of a reportable release or threatened release of a hazardous material, and training for all employees in safety procedures in the event of a release or threatened release of a hazardous material.

It is possible that some of the chemicals used and stored in the laboratory and evidence units of the Sheriff's department in the proposed AJC may be carcinogenic and extremely hazardous. In that case, under the California Health and Safety Code, the lab would be required to maintain a Hazardous Materials Business Plan (HMBP) for the operation of the facility.

Creation of a Significant Hazard to the Public or the Environment Due to the Project Site Being Located on a Site Included on a List of Hazardous Materials Sites

Mitigation Measure 14.2a: Placer County shall prepare and implement Debris and Soil Sampling and Analysis Plans for the following project sites:

a. wastewater treatment plant demolition,

b. grading and construction at the Land Development Building site,

c. rough grading at the Children's Emergency Shelter and Women's Center sites, and

d. future construction at the Children's Emergency Shelter site.

Additionally, any public or private applicant for future construction of the Women's Center shall prepare and implement a Debris and Soil Sampling and Analysis Plan for that site during subsequent environmental review of that project.

The Debris and Soil Sampling and Analysis Plans shall require that Placer County and the Women's Center project conduct subsurface exploration at the Children's Emergency Shelter and Women's Center sites as part of preparation of site-specific design-level geotechnical investigations for both future projects. The Debris and Soil Sampling and Analysis Plans shall also require that each project proponent have a qualified geotechnical consultant onsite during grading and earthmoving at each of the identified project sites to monitor soil conditions at each site. The Plans shall be prepared and implemented to:

a. assess soil quality in the area of the LUST site within the wastewater treatment plant (Building 503),

b. determine the presence or absence of buried waste and or ashes that could indicate the presence of the listed DeWitt State Hospital Disposal Site as listed by the California Integrated Waste Management Board in the Children's Emergency Shelter and Women's Center sites,

c. identify the appropriate remediation procedures necessary should the DeWitt State Hospital Disposal Site be found at either the Children's Emergency Shelter site and the Women's Center site, and

d. assess soil quality in the area of existing above-ground building debris piles in the proposed Children's Emergency Shelter and Women's Center sites prior to any grading or construction at these sites.

The goals of the Debris and Soil Sampling and Analysis Plan (DSSAP) would be to identify the contents of the debris piles at the proposed CES and WC sites prior to disturbance of those sites, identify the existence and extent of impacted soil at the proposed sites for the LDB, wastewater treatment plant demolition, CES, and WC, identify the presence or absence of the DeWitt State Hospital Disposal Site, and outline areas where, if debris piles and/or soil were to be removed during grading, the materials would need to be stockpiled and sampled prior to its reuse or removal from the site. The DSSAP would identify potential contaminants in the debris piles and soil and a system of sampling locations that would adequately cover the area previously covered by building debris.

Mitigation Measure 14.2b: The County shall coordinate proposed demolition and construction phasing with the U.S. Army Corps of Engineers potential investigation and remedial activities associated with the open LUST cases onsite.

In order to avoid potential impacts to construction at the proposed LDB project site and wastewater treatment plant demolition site, the Corps shall be informed of the proposed construction activities and schedule so they may coordinate their site investigation and potential remedial activities for the LUST site in those areas. One LUST site (Building 8) is located in an area proposed to be a parking lot for the proposed LDB building. The other LUST site is located at the wastewater treatment plant. Although the LUST sites will still be accessible for investigation and remediation, it would be sensible and cost effective for the investigation and remediation to be coincident with the proposed construction activities.

This page left blank intentionally.

CHAPTER 15

CEQA DISCUSSIONS

CHAPTER 15 CEQA DISCUSSIONS

15.1 GROWTH INDUCING EFFECTS OF THE PROPOSED PROJECT

The CEQA Guidelines require an EIR to evaluate indirect or secondary effects of a project, which may include growth-inducing effects. Section 15126(g) of the CEQA Guidelines states that a project could be considered growth inducing if it could "foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." A development project may have growth-inducing potential if, for example, it extends infrastructure (e.g., water, sewer, roads) to undeveloped areas or increases the capacity of existing infrastructure; promotes similar development to occur on adjacent parcels; increases the area's housing supply; or introduces new employment to an area.

In the absence of other favorable conditions, however, it is unlikely that any one of these components could induce significant growth. The magnitude, location, and timing of growth are ultimately determined by a mix of economic, political, physical, and social factors. Variables including regional economic trends, housing demand, land availability and cost, quality of infrastructure and public services, proximity to employment centers, and regulatory considerations affect the way in which growth occurs.

Section 15126 of the CEQA Guidelines evaluates the extent to which growth could be induced, accelerated, intensified or shifted as a result of implementing the DeWitt Government Center Facility Plan. Subsection (g) provides the framework for a discussion of these potential growth-inducing impacts, as follows:

1. Would the project foster economic or population growth or the construction of additional housing?
2. Would the project remove obstacles to population growth?
3. Would the project tax existing community facilities?
4. Would the project encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively?

Method of Evaluation

The *Auburn/Bowman Community Plan, Placer County General Plan,* and *North Auburn Community Development Strategy and Design Guidelines* provide for continuing development of DeWitt Center as the primary government center for Placer County. The development visions for the DeWitt Center Study Area expressed in the community plan and development strategy include construction of two-story office buildings and removal of outdated structures.

The lands surrounding DeWitt Center are largely developed. Vacant parcels are scattered among existing residential, commercial, office/professional, and light industrial developments on all sides of the DeWitt Center Study Area. Commercial and residential development has been proposed for the vacant parcels adjacent to the east and south boundaries of the study area. These proposals are currently under review by Placer County.

Constraints to growth in the project vicinity were evaluated qualitatively based on existing land use designations and land uses, and the capacity and extent of proposed infrastructure

improvements. Based upon direction in the CEQA Guidelines, these elements were determined to be key in ascertaining whether the project would induce additional growth beyond the amount anticipated in the General and Community Plans.

Current Constraints to Growth

Substantial new growth south and west of the project area is constrained primarily by lack of infrastructure. All of DeWitt Center is located within existing boundaries of all applicable service providers and will not require annexation to any district boundaries. Infrastructure for provision of treated water, sewer service, and utilities do not exist on the western portion of DeWitt Center, west of the open water ponds. Improvements associated with extension of infrastructure to this portion of the Study Area are included in the proposed project.

Properties south and west of the project area are zoned and designated for residential development, primarily at rural residential densities. Much of the properties to the west are already developed, while development to the south is more scattered. Some of these areas are located outside of service boundaries for water supply and wastewater treatment. Many rural residential properties would use septic systems and not require wastewater treatment.

Removal of Growth Constraints

Population or Economic Growth, Construction of New Housing. Planning documents for Placer County government services, including the *Comprehensive Facilities Master Plan*, predict that the staffing levels at County departments will need to increase as population growth occurs throughout the County in order to maintain an acceptable level of service for County residents. Rather than the proposed project generating population growth in the County, it is a response to the existing population growth trends. The proposed project does not include any changes to existing land use or zoning designations for the project area. It is not expected to influence land development trends in the project vicinity.

The proposed project does not include any new commercial or industrial development, thus will not generate any economic growth. While the land development departments collect fees for some services, those fees are used to offset the costs incurred by the County in processing land development applications. These fees do not generate profits for the County.

The Children's Emergency Shelter and Women's Center (CES and WC) components of the proposed project provide limited residential facilities. Both facilities would provide emergency shelter and transitional housing for narrowly defined populations of people in the County. As these facilities do not serve as permanent housing, they are not considered potential growth-inducing factors.

Infrastructure Development. The County proposes to extend infrastructure from the existing mainlines within DeWitt Center and the NID 10-inch mainline under Atwood Road to the proposed CES and WC sites. Infrastructure would be stubbed at this site and not available for further extension to adjacent rural residential properties. The project does not require annexation into any service area to obtain any public services. Sufficient capacity is available in each service system to serve all parts of the proposed project. As concluded in **CHAPTER 13, PUBLIC FACILITIES**, provision of service to the proposed construction will not impact the

provision of service to existing users. Therefore the infrastructure development proposed with the CES and WC projects does not represent a growth-inducing impact.

15.2 IRREVERSIBLE ENVIRONMENTAL CHANGES

Approximately 80 percent of the DeWitt Center Study Area is currently developed, with natural habitat areas occupying the western portions of the project area. Implementation of the DeWitt Government Center Facility Plan would result in the irreversible demolition of existing structures, as well as limited development in the oak woodland habitat. The existing structures were originally constructed in 1942 and 1943, thus qualifying them as cultural resources. As documented in the *DeWitt Center Existing Conditions Report* (NFA/URS 2002) and in **CHAPTER 12, CULTURAL RESOURCES** of this EIR, the developed portion of DeWitt Center has been identified as a historic architectural district that may be eligible for listing on the state and federal registers of historic resources. Demolition of these structures is an irreversible change in the existing environment that would result from implementation of the proposed project.

New construction within the developed portion of DeWitt Center is not considered to be an environmental change, as it would not substantially change the existing nature of that portion of the area. The *Auburn/Bowman Community Plan* designates this area as mixed use and envisions the continued use of the area as a government center. The proposed modernization and development at DeWitt Center concurs with the *Auburn/Bowman Community Plan* Development Vision for DeWitt Center, which states, "The portion of the area now developed with modified barracks should be replaced with modern office buildings to house County Departments and form the core professional office area of this mixed-use designation" (Placer County 1994).

Development of the CES and WC facilities in the southwestern corner of the Study Area would result in irreversible conversion of a portion of the onsite oak woodland to a rural residential type of land use. The proposed CES and WC sites consist of ±7 acres, and the preliminary site plans for these facilities assume construction of up to eight individual structures scattered throughout the site. The structures include one ±15,000 square foot residential facility for the CRH, one ±5,500 square foot school, one ±8,000 square foot core facility for the WC, and up to five ±1,600 square foot duplexes (for a total of ten dwelling units) to serve as transitional housing. Of the seven acres total in the area describing the CES and WC sites, preliminarily identified building footprints and limits of paving would directly disturb approximately one acre of the oak woodland habitat.

The implementation of the proposed project is not expected to generate substantial increases in traffic levels in the project vicinity but is expected to result in short term increases in air pollutant and noise levels in the project area. Permanent impacts to air quality and noise levels are not anticipated.

15.3 CUMULATIVE IMPACTS OF THE PROPOSED PROJECT

Cumulative impacts are defined by the CEQA Guidelines as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." CEQA requires EIRs to discuss cumulative impacts when these

impacts are significant. The CEQA Guidelines also describe the types of projects which result in cumulative impacts:

> *The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

This cumulative impacts section describes the impacts of the proposed DeWitt Government Center Facility Plan project as part of the total development of the *Auburn/Bowman Community Plan* area. The analysis for this section is based on "a summary of projections contained in an adopted general plan or related planning documents which is designed to evaluate regional or area-wide conditions" [Section 15130 (b)(1)(B), CEQA Guidelines], and is assumed to have the cumulative conditions presented in the *Auburn/Bowman Community Plan EIR*. The past, present, and reasonably foreseeable probable projects to be included in the cumulative impact analysis pursuant to CEQA Guidelines, Section 15130, is the buildout of the *Auburn/Bowman Community Plan*, as described in that Plan. The cumulative impacts identified in the *Auburn/Bowman Community Plan* are incorporated in this EIR by reference.

The *Auburn/Bowman Community Plan* identifies and addresses buildout within the ±63.5 square mile planning area. Approximately 37,317 acres within this area were identified for potential development and the EIR focused on the potential land use mix within this area. Approximately 25 square miles were designated for residential development. The projected population at buildout will be approximately 40,672 residents, an increase of ±100%. At the time the *Auburn/Bowman Community Plan* was written, it was anticipated that 7,592 dwelling units would be constructed, in comparison with the 7,527 existing dwelling units.

While this analysis is primarily based on the buildout conditions of the *Auburn/Bowman Community Plan,* some specific development projects in the vicinity of DeWitt Center are anticipated to be constructed within the life of the proposed facility plan, including:

- A Home Depot store, located east of DeWitt Center along Willow Creek Drive between Professional Drive and SR 49 (approximately 129,000 square feet).
- An Auto Zone auto parts store, located at the southwest corner of SR 49 and Willow Creek Drive (approximately 5,400 square feet).
- Sullivan Commercial located at the northwest corner of SR 49 and Willow Creek Drive, a co-branded Arco gas station and Wendy's (3,400 square feet with 12 fueling stations) and 20,000 square feet specialty commercial.
- Highway 49 Racing Pigeon Clubhouse, located on the east side of SR 49 at Poppy Lane (1,344 square feet).
- Rock Creek Plaza renovation, located at southeast quadrant of SR 49 and Bell Road (43,000 square foot expansion of existing commercial center).
- The Atwood Ranch Phases II, III, and V located south of Atwood Road and totaling 229 residential units.
- A new middle school south of Atwood Road.

The *Auburn/Bowman Community Plan EIR* identifies ten environmental resource areas as having potential cumulative impacts, as listed below. A discussion of the contribution of the proposed DeWitt Government Center Facility Plan to the cumulative impacts follows each resource area list of cumulative impacts. These discussions also evaluate the potential of the proposed project to generate any additional cumulative impacts.

Land Use Growth inducing impacts

Affordable housing ratio (long term)

Land Use Impacts of the Proposed Project: As discussed in Section 15.1 of this chapter, implementation of the proposed project will not induce additional growth in the vicinity. The majority of surrounding land is developed or has already been proposed for development. The expansion of County facilities is necessary in response to existing demands for public services and anticipated future population growth within the county. **CHAPTER 4, LAND USE** of this EIR addresses the impacts of the proposed project on affordable housing in the north Auburn area. As discussed in that chapter, the County has prepared and adopted a housing relocation plan to ensure that eligible residents of the affordable housing that is lost through proposed demolition of Buildings 2 through 5 are given adequate relocation assistance.

Visual Resources

Visual impacts related to the change in visual character of agricultural and open space lands

Overall change in visual character of the area due to increased urbanization

Impact to SR 49 Scenic Corridor due to commercial designation at Florence Lane

Aesthetic Impacts of the Proposed Project: The project area does not support any agricultural lands. The existing area designated as open space that transects the western portion of DeWitt Center will be preserved as open space. As mitigation for impacts to biological resources, the habitats in this area will be restored, which will improve the visual resources of the area. As the majority of DeWitt Center is developed as an urban setting, implementation of the proposed facility plan will not contribute to the increased urbanization of the community plan area. As discussed in **CHAPTER 5, AESTHETICS** of this EIR, the proposed new office buildings are designed to be compatible with the existing structures onsite and to meet all applicable design guidelines. Building styles and materials were selected to be reminiscent of the brick construction of the original onsite buildings and to contribute to the transition from urban atmosphere east of DeWitt Center to the rural nature of lands west of the project area. Additionally, all of the DeWitt Center Study Area zoning designations include the "design scenic corridor" (Dc) overlay, which requires that all new construction projects obtain approval from the Design Review Committee prior to issuance of grading and construction permits.

Florence Lane is approximately three miles north of DeWitt Center. The proposed project will have no impact on the visual qualities of the site at SR 49 and Florence Lane.

Traffic and Circulation

Increased traffic congestion

Indirect impacts of proposed road improvements on wetlands and vegetation

Transportation and Circulation Impacts of the Proposed Project: As discussed in **CHAPTER 6, TRANSPORTATION AND CIRCULATION**, project generated traffic will have little effect on the roadway and intersection service levels in the project vicinity in both the near and long term future. The proposed project will result in incremental increases in local and regional traffic. Road improvements included with the proposed project are limited to roadway widening, provision of curb, gutter, and sidewalk for segments of Bell Road, Richardson Drive, and B Avenue, and provision of segments of Class I trails along Richardson Drive and Bell Road. These improvement projects will not result in any additional impacts to wetlands or vegetation, as such resources do not exist in the vicinity of the proposed improvements.

Air Quality Increased pollutant emissions from construction activity

Increased pollutant emissions from stationary sources

Increased pollutant emissions from mobile emission sources

Air Quality Impacts of the Proposed Project: Placer County is currently classified as non-attainment for both ozone and particulate matter. South Placer County is managed as a maintenance area for federal carbon monoxide standards, as it was until recently listed as a non-attainment area for these standards. The site preparation, demolition, and construction associated with implementation of the proposed facility plan will generate significant short-term emissions of some pollutants. Mitigation measures are provided to limit emissions to the extent feasible. However, it is expected that some significant short-term emissions will still occur and contribute to regional pollutant concentrations.

Operation of the proposed project is expected to generate some pollutant emissions from both stationary and mobile sources. Stationary source emissions would be related to landscaping maintenance and some use of consumer products. The proposed new construction is expected to accommodate 180 new employees in the County departments housed in the new buildings. That represents a less than ten percent increase over existing employment levels at DeWitt Center of 1,917 employees. Traffic trips generated by these new employees will generate pollutant emissions. Although the stationary and mobile source emissions would be only incrementally higher than under the existing conditions, these emissions will contribute to the cumulative pollutant concentrations throughout Placer County.

Noise Increased traffic noise

Increased exposure of future receptors to railroad noise

Increased exposure of existing and future receptors to airport noise

Noise Impacts of the Proposed Project: The proposed project is not expected to contribute to any cumulative noise impacts. The incremental increases in traffic trips generated by the proposed project will not correlate to noticeable increases in traffic noise in the project vicinity. The project will not contribute to increases in airport traffic, nor will it introduce new receptors to areas that experience significant noise levels related to the Auburn Municipal Airport. The project area is not located in an area influenced by railroad noises.

Biotic Resources

Loss of oak woodlands

Loss of wetlands

Impact on wildlife due to loss of habitat

Biological Resources Impacts of the Proposed Project: DeWitt Center supports ±16.25 acres of oak woodland, ±2.6 acres of open water ponds, and ±1.7 acres of other wetland areas. Approximately seven acres of oak woodland would be impacted by the development of the CES and WC facilities, and ±0.46 acres of wetland habitat would be impacted by the proposed development and anticipated future development. These impacts will contribute to the cumulative losses of these habitat types throughout the community plan area. Mitigation for these impacts includes planting trees to replace those that are impacted or removed, restoration of a portion of the onsite oak woodland habitat, and implementation of a wetland creation and restoration program, as approved by the U.S. Army Corps of Engineers.

Geology

Impacts from landform alteration

Erosion control

Seismic hazards

Geology and Soils Impacts of the Proposed Project: DeWitt Center contains relatively flat topography and is located in an area with moderately low seismic activity. The minor amounts of grading and earth moving required to accommodate the proposed construction will not contribute to the cumulative impacts of alteration of existing landforms and soil erosion. Compliance with the Uniform Building Codes in effect at the time of construction and with the site-specific recommendations of a geotechnical engineer are expected to minimize any seismic risks, and therefore eliminate any contribution of the project to the cumulative level of seismic hazards in the community plan area.

Hydrology and Water Quality

Increases in stormwater runoff and flooding at bridges and culverts

Impacts of regional downstream flooding

Degradation of surface water (Rock Creek Reservoir)

Impacts of recommended water quality protection facilities (Rock Creek Reservoir)

Degradation of groundwater quality

Hydrology and Water Quality Impacts of the Proposed Project: Implementation of the DeWitt Government Center Facility Plan will incrementally increase the amount of impervious surfaces in the project area. Increases in impervious surfaces will occur at the construction sites, while decreases in impervious surfaces will occur in the sites where demolition occurs. The net increase would generate increases in the rate and volume of surface water runoff from the project area, but the increase in rate is mitigated through expansion of the onsite DeWitt Center Detention Basin and creation of a new detention basin in the northwest corner of the proposed Land Development Building site. This

detention of stormwater runoff will ensure that the proposed project does not contribute to increases in flooding in the project vicinity or downstream.

Impacts to surface water quality could occur during construction and operation of the project through sedimentation of drainageways and introduction of pollutants to runoff water. Mitigation measures have been incorporated in the proposed project to ensure that these impacts do not occur either in the short term or cumulatively. The project has no impact on groundwater resources. Most drainage from the project area will flow to the North Ravine watershed and will have no impact on the Rock Creek watershed. Drainage from ±5.2 acres of the Land Development Building site will flow to the Rock Creek watershed after being detained in the proposed two-basin detention system for this site. Detention will allow for settling of sediment out of the water, minimizing potential of sedimentation of downstream drainages, and mitigation measures included in this EIR require that stormwater runoff be filtered through catchbasins to minimize potential for degradation of water quality.

Cultural Resources

Impacts to cultural resource areas

Loss of specific cultural resources

Cultural Resources Impacts of the Proposed Project: The project will contribute to the cumulative loss of historic resources in the community plan area. Most existing structures at DeWitt Center were constructed in the 1940s as part of the DeWitt General Hospital built to serve soldiers from World War II. As such, the developed area of DeWitt Center has been identified as potentially eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as a historic architectural district. Demolition of the buildings that contribute to the architectural district is a significant impact to cultural resources both as a direct impact of the proposed project and as a cumulative impact of development in the community plan area. Additionally, as with any development project, there is a potential for unknown cultural resources to exist below the soil surface. These resources, if present, could be damaged during site preparation, demolition, and construction. Should such an impact occur, it would contribute to the cumulative impacts on cultural resources in the project vicinity.

Public Facilities

Impacts to Sierra Community College

Indirect impacts from sewer line construction (collection line extension)

Impacts to Sheriff's Department (short term)

Impacts related to new water system facilities

Wildland fire hazard

Impacts to Ackerman School District

Impacts to parks and recreation

Impacts from installation of electrical transmission lines

Public Facilities Impacts of the Proposed Project: The proposed project will result in very minor increases in demands for public services. A net increase of only ±24,000 square feet of building space will result from the proposed project. New construction will incorporate design elements and fixtures that allow a more efficient use of public services. Therefore, the project will not contribute to cumulative impacts to water supply and sewer service systems.

As discussed above, the project is necessary in response to existing demands for public service and future population growth in the County but is not anticipated to generate any additional population growth. Therefore the project will not contribute to cumulative or short term impacts to Sierra Community College or provision of law enforcement services. In addition, the project includes construction of segments of Class I trails along Richardson Drive and Bell Road to accommodate existing and anticipated future demand for recreation facilities. Therefore the project will not contribute to cumulative impacts to parks and recreation.

The project will place some development within the onsite oak woodland, but incorporates design elements to ensure that risks associated with wildland fire hazards are minimized. These elements include maintenance of clear zones around building exteriors, use of fire resistant materials, and provision of interior sprinklers. This will ensure that the project does not contribute to the cumulative wildland fire risks.

The project area is not located in the Ackerman School District and will not impact that district. No electrical transmission lines will be installed.

Hazards and Hazardous Materials

The *Auburn/Bowman Community Plan EIR* does not address hazards and hazardous materials.

Hazards and Hazardous Materials Impacts of the Proposed Project: **CHAPTER 14, HAZARDS AND HAZARDOUS MATERIALS** of this EIR finds that some hazardous materials are known to exist at DeWitt Center, including underground storage tanks and building materials containing asbestos and lead. Mitigation measures are provided to ensure that hazardous materials are removed from the project area or stabilized to prevent exposure of people and the environment to additional risks. There are no cumulative impacts associated with these materials anticipated to result from the proposed project.

This page intentionally left blank.

CHAPTER 16

ALTERNATIVES

CHAPTER 16 PROJECT ALTERNATIVES

Pursuant to CEQA Section 15126.6, an EIR shall describe "a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The evaluation of alternatives shall explain why the proposed project was selected over other development scenarios, including the "no project" alternative and alternatives that would eliminate or reduce significant adverse environmental impacts. Less detailed discussion may occur where an alternative causes one or more significant impacts in addition to those described for the proposed project. In addition, this section will identify the "environmentally superior alternative" (CEQA).

The range of alternatives is limited by the "rule of reason," and the EIR should discuss the rationale for selecting the alternatives to be evaluated. The "rule of reason" is described in Section 15126.6(f):

> *Rule of reason. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making.*

In accordance with these guidelines, this discussion will not include consideration of alternatives determined to be remote or speculative, that would not avoid or lessen significant impacts, or that could not attain the basic objectives of the proposed project.

16.1 SELECTION OF ALTERNATIVES FOR DEWITT GOVERNMENT CENTER FACILITY PLAN

As required in CEQA Guidelines Section 15126.6, project alternatives selected for analysis are those alternatives capable of eliminating or reducing to a level of insignificance, one or more of the significant adverse environmental effects of the project as proposed. Alternatives were selected based on feasibility and ability to meet basic project objectives, but potential alternatives were not rejected based on their likelihood to slightly impede the attainment of the project objectives or their likelihood to be more costly than the proposed project.

Objectives of the Proposed Project

The proposed project would establish a plan for construction, demolition, and relocation of employees across DeWitt Center throughout the plan period of 2003 through 2010. The plan would be enacted through completion of ten distinct phases of activities. Development of the proposed project was based on direction provided to the Placer County Department of Facility Services from previous planning and facility needs assessment documents as well as from the Placer County Board of Supervisors, who have indicated that the County should pursue consolidation of government services within DeWitt Center. In addition to this specific

direction from the Board of Supervisors, the following objectives have been identified for the proposed project:

1. Consolidate County Services in DeWitt Government Center to ensure effective and efficient delivery of government services to the citizens of the County.
2. Remove aged, outdated and potentially hazardous building inventory.
3. Improve working conditions for County staff and the public accessing government services.
4. Consolidate land development departments to facilitate improved customer service and interdepartmental communication.
5. Consolidate public safety services (Sheriff, Dispatch, 911, and District Attorney and Probation) in a secure and structurally sound essential facility in close proximity to the existing detention facilities.
6. Improve the conditions and capacity of the children and women's health centers and provide a more residential atmosphere for these facilities while keeping the centers in close proximity to other government and social services.

Alternatives included in this analysis were selected partly based on their ability to meet the basic intent of these objectives.

Impacts of the Proposed Project

The proposed project was found to have significant environmental impacts before implementation of mitigation measures in the following areas:

- Aesthetics,
- Transportation and Circulation,
- Air Quality,
- Noise,
- Biological Resources,
- Geology and Soils
- Hydrology and Water Quality,
- Cultural Resources, and
- Hazards and Hazardous Materials.

Impacts in all resource areas except Air Quality and Cultural Resources were found to be less than significant after implementation of mitigation measures included in the EIR. The remaining Significant and Unavoidable impacts were:

Impact 7.1 – Violation of an Air Quality Standard or Substantial Contribution to an Existing Air Quality Violation Due to Construction Activities,

Impact 7.2 – Exposure of Sensitive Receptors to Substantial Pollutant Concentrations During Construction Phases, and

Impact 12.2 – Substantial Adverse Change in the Significance of a Historical Resource.

Both Air Quality impacts were Significant and Unavoidable only with respect to the pollutant nitrogen oxide (NO_X), and were less than significant with respect to other pollutants following implementation of mitigation measures to address all demolition, site preparation, and construction generated pollutant emissions. Mitigation measures were included in the EIR to lessen the significance of the Cultural Resources impact, however, under CEQA case law, no mitigation is available that would reduce the impact to a less than significant level.

The alternatives included in this analysis were selected based in part on their ability to reduce any impacts of the proposed project. Specifically, these considerations evaluated the following scenarios:

1. For impacts considered Significant prior to implementation of mitigation measures — the ability of the alternative to reduce an impact to a less than significant level, thereby eliminating the need for some mitigation measures;

2. For impacts considered Less than Significant after implementation of mitigation measures — the ability of the alternative to further reduce the extent of an impact after implementation of the same mitigation measures applied to the proposed project; and

3. For impacts considered Significant and Unavoidable after implementation of mitigation measures — the ability of the alternative to reduce an impact to a less than significant level either with or without implementation of the mitigation measures applied to the proposed project.

16.2 ALTERNATIVES CONSIDERED AND REJECTED

Several potential alternatives to individual phases of the proposed DeWitt Government Center Facility Plan were considered during preparation of this analysis, including both onsite and offsite alternative locations. Of the potential alternatives, three were rejected from further consideration based on preliminary review of the feasibility of the alternative and its ability to meet the project objectives.

Onsite Alternatives Rejected

Alternative locations for the proposed Land Development Building (LDB) and Auburn Justice Center (AJC) were considered as a possible means of reducing the demolition of representative samples of historic architecture and of eliminating new construction within and adjacent to the identified historic district that comprises the eastern portion of DeWitt Center. The existing level of development throughout the project area limits the onsite alternative locations for either the LDB or the AJC to sites between the onsite open water ponds and the existing Juvenile Hall and Main Jail. This area was rejected from further consideration as alternative onsite locations because development here would have significant impacts on the biological resources of the open water ponds and the oak woodland. With respect to the LDB facility, this location would physically separate the land development government services from other government services located in the developed portion of DeWitt Center, thus this alternative would not meet the intent of Project Objectives 1 and 3. With respect to the AJC, this location would disconnect the AJC from the Juvenile Hall and Main Jail, which would diminish the attainment of the intent of Project Objective 5.

Shifting the locations of the LDB or AJC to the location of Buildings 212A&B through 217A&B was also rejected as an onsite alternative due to the infeasibility of demolishing those buildings prior to constructing the new facilities that would accommodate the transfers of employees and tenants currently housed in the buildings proposed for demolition. Additionally, no substantial reduction in impacts to any resource area would be realized through implementation of this onsite alternative.

Offsite Alternatives Rejected

A review of recent aerial photography and zoning and land use designations for lands surrounding DeWitt Center was conducted to evaluate the potential for locating any of the proposed project components offsite. In order to meet the intent of Project Objective 1 and the specific direction from the Board of Supervisions, only nearby properties with convenient access to DeWitt Center were considered feasible. Therefore, vacant parcels in outlying areas, such as the vacant land north of the new Target store at SR 49 and Bell Road, were rejected from further consideration as alternative offsite locations for project components.

Vacant land exists north of DeWitt Center at the northern terminus of Richardson Drive. As shown on *Figures 2-3* and *2-4* in **CHAPTER 2, PROJECT DESCRIPTION**, this property is zoned RM-Dc (multiple family, design scenic corridor) and RM-DL15 (multiple family, with a maximum density of 15 units per acre) and the community plan designations are MU and LDR (mixed use and low density residential). The undeveloped land that carries the MU designation is a strip of land approximately 175 feet wide and 2,200 feet long. This configuration of land would not accommodate the proposed office land uses. The LDR designated land extends to the west of the MU land, providing a larger building space. However, the proposed LDB and AJC office uses are not consistent with the residential designations. Based on the infeasibility of development of office land uses on the MU portion of this parcel and the inconsistency of development of office land uses on the LDR portion, this site was rejected from further consideration as an offsite alternative for the LDB and AJC. Additionally, the distance between this site and other government and justice services at DeWitt Center do not meet the intent of Project Objectives 1, 3, and 5.

16.3 ALTERNATIVES SELECTED FOR ANALYSIS

As the proposed project is separated into distinct phases, the alternatives analyzed provide an alternative for individual phases as feasible. There is a no-project alternative for each construction or demolition phase (Alternatives 1, 2, 4, and 7), which, when combined, provide the no-project alternative scenario for the overall facility plan. Alternatives are not considered for Phases E, G, and I, which involve only transfers of employees and are dependant on the other phases of the proposed project. These phases are not anticipated to result in any environmental impacts.

Seven project alternatives were selected for discussion and comparison with the proposed project. They are summarized as follows:

Alternative 1: Land Development Building No Project Alternative

The No Project alternative for the Land Development Building (LDB) assumes that the LDB will not be constructed as proposed. Therefore, no demolition, grading, or construction would be necessary at the LDB site. As a consequence of not building the LDB, all County departments governing land development would remain in their existing buildings (Buildings 102 through 108), and these buildings would not be available for occupation by tenants of Buildings 15 through 18. This would also constrain the ability of these departments to increase staffing. This alternative assumes that construction of the Auburn Justice Center (AJC) will occur, and as the housing relocation plan for the inhabitants of Buildings 2 and 3 has already been approved, the existing tenants of Buildings 15 through 18 are assumed to be transferred to the existing

buildings on the LDB site (Buildings 1 through 8) and the AJC. Alternative 1 would not meet the intent of Project Objective 3 but would not interfere with attainment of any other objectives.

Alternative 2: Auburn Justice Center No Project Alternative

The No Project alternative for the AJC assumes that construction of the AJC will not occur and that the AJC site will remain in its current condition. The site is vacant but has been graded previously. Therefore, no new grading or construction would occur at this site. As a consequence of not building the AJC, no employee transfers to this facility would occur. This alternative assumes that construction of the LDB would proceed as proposed, requiring that existing employees within Buildings 1, 6, 7, and 8 would need to be transferred out of the LDB site. This alternative assumes that all employees of County justice and law enforcement departments housed at DeWitt Center would be transferred to some of the buildings currently occupied by the land development departments. This will limit the space availability for other transfers from the buildings proposed for demolition, and may preclude some of the proposed demolition. Therefore, this alternative would not meet the intent of Project Objective 5 and could interfere with attainment of Project Objective 2.

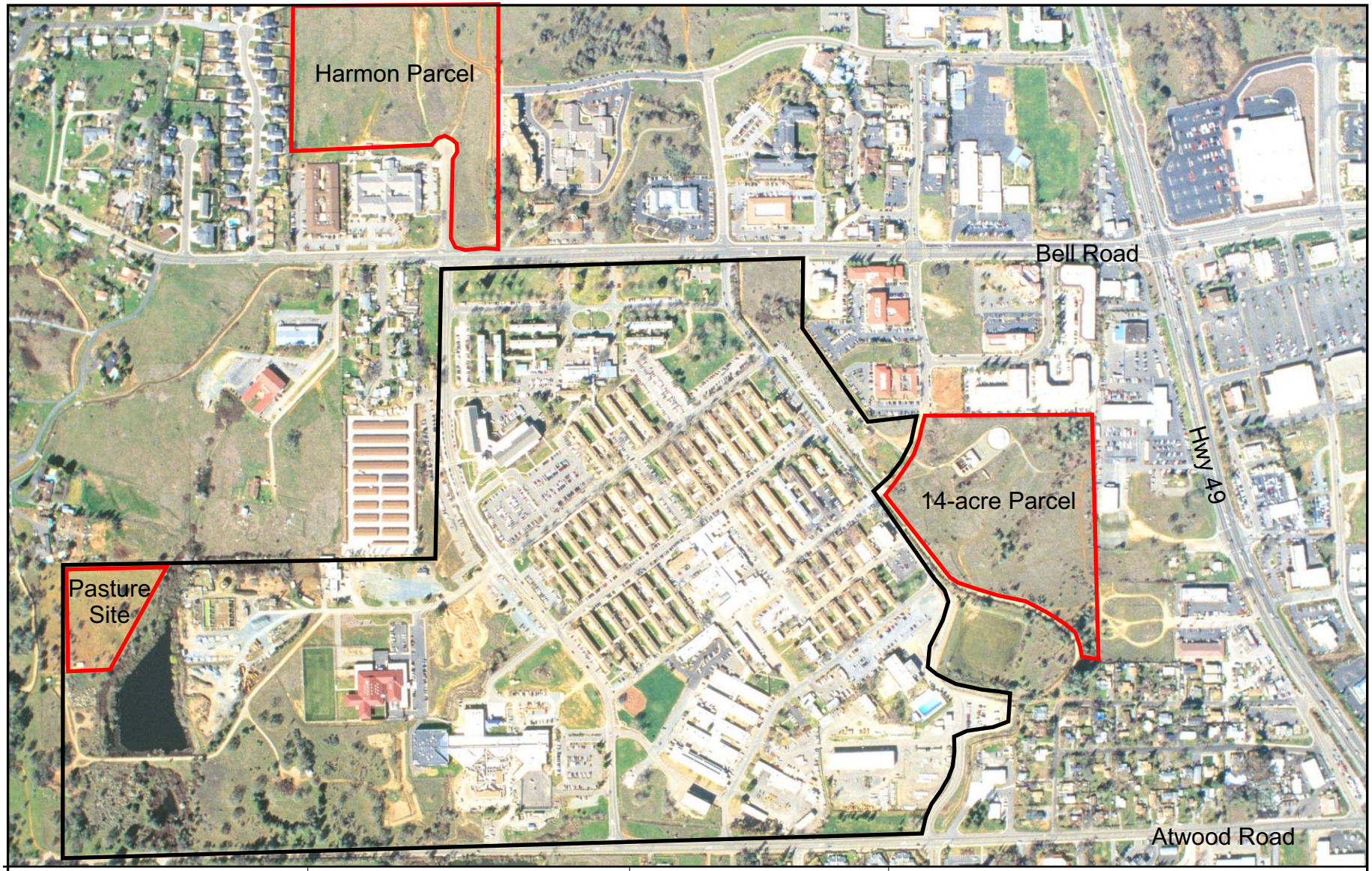
Alternative 3: 14-Acre Site, Land Development Building and/or Auburn Justice Center

The vacant parcel between the DeWitt Center Study Area and State Route 49 (SR 49) is designated for Mixed Use development by the *Auburn/Bowman Community Plan* and designated Commercial Planned Development (CPD) and Design Scenic Corridor (-Dc) in the *Placer County Zoning Ordinance*. This site is within Airport Land Use Compatibility Zone D, as are the LDB and AJC proposed sites. This site, indicated on *Figure 16-1*, is owned by the County, and has been determined to be a viable alternative site for either the LDB or the AJC. As the EIR study area does not include this parcel, this is considered to be an offsite alternative.

This alternative offsite location is bound by First Street to the southwest and Professional Drive to the northwest. Although not a part of the proposed project, County planning documents call for the extension of Willow Creek Road from SR 49, through this site, to connect to First Street at F Avenue. SR 49 runs in a north-south direction approximately 1,000 feet to the east, and Bell Road runs in an east-west direction approximately 800 feet north of the alternative site.

Alternative 4: Children's Emergency Shelter and Women's Center No Project Alternative

The No Project alternative for the Children's Emergency Shelter and Women's Center (CES and WC) projects assumes that construction of the anticipated CES and WC facilities will not occur and that these services will continue to occupy existing buildings. This alternative assumes that development of the LDB and AJC and proposed building and facility demolition will occur as proposed, with the exception of the buildings currently housing the existing CES and WC facilities. As the existing CES and WC facilities are proposed to be relocated to the new facilities, they are not accommodated in the proposed relocation plan. Thus, if new buildings are not constructed for these facilities, the buildings in which they are currently housed will not be demolished.



north fork associates

0 600
Approximate scale in feet

N
W E
S

Aerial Photo Provided by Geoimagery
Photo Date: 2/28/02

Figure 16-1

ALTERNATIVES PHOTO

DeWitt Government Center Facility Plan (2003 - 2010)

Placer County, California

Alternative 5: Children's Emergency Shelter and Women's Center Pasture Site

The Pasture Site is an onsite alternative location for the CES and WC facilities. The Pasture Site is located north of the proposed CES and WC site, as shown in *Figure 16-1*. Alternative 5 would locate all proposed CES and WC facilities on the Pasture Site, with access provided via an extension of B Avenue. This roadway would cross the riparian wetland north of the open water pond onsite. Other infrastructure (i.e., sewer and water lines) would be extended in the same alignment as B Avenue. This would preclude the use of a bridge to span the wetland. Biological impacts associated with this alternative are discussed below. No development would occur in the proposed CES and WC sites under this alternative and no new access roadway off of Atwood Road would be necessary.

Alternative 6: Children's Emergency Shelter and Women's Center Harmon Parcel

The Harmon Parcel is an offsite alternative location for the CES and WC facilities. This site is located north of Bell Road, at the location of the northern terminus of Richardson Drive and it consists of approximately ten acres of undeveloped but previously disturbed land. A portion of the site is designated MU (mixed use) while the majority of the site is designated LDR (low density residential). The site is zoned for multi-family development. These designations are consistent with the proposed uses of the CES and WC. This alternative would place all of the proposed CES and WC facilities at this location, with access provided via Richardson Drive. No development would occur in the proposed CES and WC site under this alternative and no new access roadway off of Atwood Road would be necessary.

Alternative 7: Building and Facility Demolition No Project Alternative

The No Project alternative for the proposed building demolition would alter Phases A and F and would eliminate Phases H and J from the proposed project. These actions would preclude demolition of the wastewater treatment plant (WWTP) facilities, Buildings 15 through 18, Buildings 204B, 205B, 206B, 207A&B, and Buildings 212A&B through 217A&B. Buildings proposed for demolition at the LDB site (Buildings 1 through 8) would still be demolished to accommodate the LDB and associated parking.

16.4 ANALYSIS OF ALTERNATIVES TO DEWITT GOVERNMENT CENTER FACILITY PLAN

The following is an analysis of the seven alternatives described above. This section provides a comparative analysis of project impacts and those associated with implementation of these alternatives. The analysis concludes with a table comparing the significance of impacts under the proposed project and each alternative, a determination as to which is the environmentally superior alternative, a discussion of which alternatives have been rejected in favor of the proposed project, and a discussion one alternative that has been determined to be environmentally superior to the proposed project.

Alternative 1: Land Development Building No Project Alternative

Land Use and Housing

Under Alternative 1, the LDB site would not be changed from its existing conditions. The site would continue to support Buildings 1 through 8, although the uses of those buildings would change, and existing vegetation would not be substantially altered. The housing relocation plan for Buildings 2 through 5, which has already been approved by the Placer County Board of Supervisors, would still be implemented, vacating those buildings for other County uses.

However, those buildings are not designed for office space use and would require remodeling. Additionally, those buildings do not conform to current building codes and are not seismically sound. Transferring office uses to the residential buildings would require expansion of existing parking facilities, which would occur in areas currently supporting vegetation.

The EIR found no significant impacts related to Land Use and Housing as a result of the proposed project. There is no preference between the Alternative 1 and Phases A and B of the Proposed Project.

Aesthetics

The LDB site supports approximately 120 large trees, most of which are non-native species. The proposed project would preserve approximately 22 of the existing trees. Under Alternative 1, all trees would be preserved, with the exception of possible impacts to up to ten trees as a result of parking lot expansion to accommodate transfer of office uses to the residential buildings. This would reduce somewhat the extent of *Impact 5.1 – Damage to Scenic Resources* at the LDB site. Additionally, this alternative would substantially reduce the amount of site disturbance at the LDB site, thus reducing the extent of *Impact 5.2 – Degradation of Existing Visual Character of the Site*. Site disturbance associated with the proposed LDB construction would noticeably alter the character of the site in the short-term, until new landscaping is established. The Land Development Building No Project Alternative would avoid alteration of the existing landscaping and reduce Impact 5.2 to a less than significant level. Since Alternative 1 lessens both of these impacts, it is preferred over the Proposed Project – Phases A and B.

Transportation and Circulation

The proposed project was not found to have any significant impacts with respect to transportation and circulation. The proposed LDB would accommodate 87 new employees by 2010, which would not generate significant numbers of new traffic trips. Alternative 1 has no substantial change on the level of impact over the Proposed Project – Phase B. Therefore there is no preference between Alternative 1 and Phase A and B of the Proposed Project.

Air Quality

The demolition at the LDB site (Phase A) and construction of the proposed LDB (Phase B) were found to have potentially significant impacts related to emissions of NO_X. Elimination of the demolition of Buildings 1 through 8 and the construction of the LDB would eliminate all emissions associated with these activities, thus avoiding this impact. Alternative 1 is preferred over the Proposed Project – Phases A and B.

Noise

Under this alternative, noise would still be produced during construction, demolition, and operation of the rest of DeWitt Center development, but no construction, demolition, and operation noises associated with the LDB would occur. Sensitive receptors that would no longer be exposed to significant impacts as a result of demolition or construction activities associated with the LDB development include the convalescent housing to the northwest, residences to the east, west, and north, medical centers to the north and northeast, Rock Creek School to the northeast, Foothill Community Church to the southeast, and the clinic to the southeast. Many of these receptors would continue to be impacted by the demolition of

Buildings 15 through 18, which are immediately south of the LDB site. However, these would be short-term impacts occurring only during November and December of 2005. Since noise impacts are lessened under Alternative 1, it is preferred over the Proposed Project – Phases A and B.

Biological Resources

The proposed LDB site supports limited biological resources, including approximately 120 trees (primarily non-native) and lawn areas. The site does not provide significant habitat for wildlife. One of the three existing oak trees at this site is anticipated to be preserved under the proposed project. Impacts of the proposed project on biological resources would be less than significant. Implementation of Alternative 1 would have no change on the level of impact. There is no preference between Alternative 1 and the Proposed Project – Phases A and B.

Geology, Soils, and Seismicity

Limited grading is expected to occur under Phases A and B of the proposed project. The grading represents a less than significant impact of the proposed project. DeWitt Center is located in an area characterized by low to moderate seismic activity, and the LDB site soils are capable of supporting structures. No significant impacts related to safety with respect to geology are associated with Phases A and B of the proposed project. No changes to the level of impacts associated with Phases A and B would occur under Alternative 1. Therefore, there is no preference between Alternative 1 and the Proposed Project – Phases A and B.

Hydrology and Water Quality

Eliminating the construction of the LDB from the proposed DeWitt Government Center Facility Plan would reduce the overall project impacts of grading and expansion of impervious surface at DeWitt Center. Approximately one-half of the proposed ±8.8-acre LDB site is currently developed with impervious surface. After development, approximately two-thirds of the site would be developed with impervious surface, therefore elimination of the LDB would reduce new impervious surface in the project area by ±1.5 acres compared with the proposed project. Therefore, under Alternative 1, sources of impacts to surface water and groundwater quality would be nearly the same as under Phases A and B of the proposed project. Overall there is no preference between Alternative 1 and the Proposed Project – Phases A and B.

Cultural Resources

Historical Resources

Under this alternative, the LDB component of the project would not be constructed. Eliminating the LDB component of the project would eliminate the need to demolish the following contributing features of the DeWitt General Hospital Historic District:

- Building 1: Administration Building
- Buildings 2, 3, 4, and 5: Officers' and Nurses Residences
- Building 7: Officers' Club
- Building 8: Mess Room for Officers

Alternative 1 also reduces the addition of non-contributing features (new buildings and parking lots) within the National Register of Historic Places/California Register of Historic Places-eligible Historic District. The addition of non-contributing features in a Historic District lessens the integrity of the district.

Under this alternative impacts to the eligible Historic District are reduced (reduced demolition of contributing features and reduced addition of intrusive modern features); therefore, Alternative 1 is preferred to the Phases A and B of the proposed project.

Archaeological Resources

Alternative 1 eliminates the ground disturbing activity at the proposed LDB site, which correspondingly reduces the likelihood of encountering buried archaeological resources during project implementation. Impacts to archaeological resources would thus be reduced under this alternative. Therefore, Alternative 1 is preferred to the proposed project.

Public Facilities

The proposed LDB would accommodate 87 new employees by 2010. The EIR analysis found that sufficient capacity is available to provide water supply, wastewater treatment, and utility services to the LDB site and that the incremental increases in demands for fire protection, law enforcement, school services, and solid waste generation would result in less than significant impacts on the provision of those services in the project vicinity. Additionally, the proposed new construction would incorporate fixtures and design elements that would allow a more efficient use of some services, such as water supply, wastewater treatment, and utilities. The elimination of some building demolition and construction under Alternative 1 would lessen the generation of solid waste. However, overall there is no substantial difference in impacts to public facilities between the proposed LDB and Alternative 1. Therefore, there is no preference between Alternative 1 and Phases A and B of the proposed project.

Hazards and Hazardous Materials

Under this alternative, the LDB component of the project would not be constructed, resulting in minor reductions in demolition of buildings that potentially contain asbestos and lead based paint. The LUST site identified at Building 8 would not be tested or disturbed as part of the project. The open LUST site would remain the responsibility of the Corps. The potential to disturb soil containing naturally occurring asbestos during site grading and preparation would be reduced.

The existing structures at the proposed LDB site are very likely to contain asbestos and lead-based paint. Under the proposed development alternative, these structures would be demolished after the abatement of asbestos containing materials and lead-based paint. If the LDB site is not developed and the structures remain, there is the potential to have an impact from asbestos and lead-based paint being introduced to the site soil under the existing conditions. Given this consideration, Phases A and B of the proposed project are preferred over Alternative 1.

Alternative 2: Auburn Justice Center No Project Alternative

Land Use and Housing

The AJC site is currently vacant and characterized by a high level of previous disturbance (grading, removal of vegetation). Under Alternative 2, the site would remain in its current condition. The development of the AJC poses no significant impacts with respect to land use. The site is zoned C3-Dc (heavy commercial, design scenic corridor) and designated for mixed use development. Maintenance of the site in its vacant and disturbed condition would not be consistent with the development vision for DeWitt Center as expressed in the *Auburn/Bowman Community Plan*, the *Placer County General Plan*, and the *Placer County Zoning Ordinance*. Therefore Phase C of the proposed project is preferred to Alternative 2.

Aesthetics

The vacant and disturbed AJC site contains only two native trees and scattered vegetation associated with the wetland swale in the southern portion of the site. As such, this site does not provide any significant visual resources. Development of the AJC at this site in compliance with the County's design guidelines represents a less than significant impact to aesthetics at DeWitt Center. Alternative 2 would maintain the site in its existing conditions. There is no preference between Alternative 2 and Phase C of the proposed project.

Transportation and Circulation

The proposed project was not found to have any significant impacts with respect to transportation and circulation. The proposed AJC would accommodate 29 new employees by 2010, which would not generate significant numbers of new traffic trips. Alternative 2 has no substantial change on the level of impact over the Proposed Project – Phase C. Therefore there is no preference between Alternative 2 and Phase C of the proposed project.

Air Quality

Significant emissions of NO_X are anticipated to result from site preparation and construction at the AJC site. Under the Auburn Justice Center No Project alternative, no site preparation or construction would occur at this site, thus eliminating the NO_X emissions. Therefore, Alternative 2 is preferred over Proposed Project – Phase C.

Noise

Under this alternative, noise associated with construction of the AJC would be eliminated from the proposed project. Sensitive receptors that would no longer be exposed to significant impacts include the existing Sierra Council on Alcoholism and shelter to the east, the minimum security area to the southeast, and the Juvenile Hall to the west. Since noise impacts are reduced under Alternative 2, it is preferred over the Proposed Project – Phase C.

Biological Resources

The AJC site provides only limited biological resources, including two native trees and a small wetland swale. Impacts to the trees and swale were found to be significant and are mitigated in the proposed project through tree replacement and a wetland creation/restoration program. Under Alternative 2, the trees and wetland swale would be preserved. Therefore, Alternative 2 is preferred to Phase C of the proposed project.

Geology, Soils, and Seismicity

The AJC site requires moderate grading to provide a level building site. Approximately 12,500 cubic yards of soil would be moved during site preparation. The preliminary grading plans indicate cut and fill banks of up to ten feet in height. Additionally, potential impacts related to the stability of the existing stockpiled soil on the site could occur. Alternative 2 eliminates the need for all site preparation and any risks associated with soil stability by avoiding construction of the AJC. Therefore Alternative 2 is preferred to Phase C of the proposed project.

Hydrology and Water Quality

Elimination of construction of the AJC would reduce the impacts of project grading and the corresponding amount of impervious surface. The AJC site is currently vacant and contains very little impervious surface. Phase C of the proposed project would result in development of approximately nine acres of impervious surfaces. Overall, potential sources of impacts to surface water and groundwater quality throughout DeWitt Center would be essentially the same under Alternative 3 as under the proposed project. Even though runoff rate and volume would be less than for the proposed project, mitigation measures would be similar and the resulting impacts essentially the same. Overall there is no clear preference between Alternative 2 and the proposed project.

Cultural Resources

Historical Resources

Under this alternative, the AJC component of the project would not be constructed. The AJC site is located outside of the identified Historic District boundary and does not require demolition of any existing buildings. There is no clear preference between Alternative 2 and the proposed project with respect to historical resources.

Archaeological Resources

As the cumulative footprint of the proposed projects would be reduced with this alternative, the amount of ground disturbing activity necessary is likewise reduced. Decreased construction correspondingly reduces the likelihood of encountering buried archaeological resources during project implementation. Impacts to archaeological resources would thus be reduced with the No AJC alternative. Therefore, Alternative 2 is preferred to the proposed project.

Public Facilities

The proposed AJC would accommodate 29 new employees by 2010. The EIR analysis found that sufficient capacity is available to provide water supply, wastewater treatment, and utility services to the AJC site and that the incremental increases in demands for fire protection, school services, and solid waste generation would result in less than significant impacts on the provision of those services in the project vicinity. Additionally, the proposed new construction would incorporate fixtures and design elements that would allow a more efficient use of some services, such as water supply, wastewater treatment, and utilities. Overall there is no substantial difference in impacts to public facilities between the proposed AJC and Alternative 2. Therefore, there is no clear preference between Alternative 2 and Phase C of the proposed project.

Hazards and Hazardous Materials

Under this alternative, the AJC component would not be constructed and the potential to disturb soil containing naturally occurring asbestos during site grading and preparation would be reduced. All other construction and demolition included in the proposed project would proceed, including demolition of buildings adjacent to known hazardous materials sites (i.e., underground storage tanks). The site investigation and remediation of these sites would occur under this alternative. Since potential impacts from grading are reduced and all other impacts remain the same with Alternative 2, it is preferred to the proposed project.

Alternative 3: 14-Acre Site, Land Development Building and/or Auburn Justice Center

Land Use and Housing

No significant land use impacts are anticipated to occur with development of the LDB or AJC as proposed. The 14-Acre site is zoned and designated for mixed use development, and the development vision for this area, as expressed in the *Auburn/Bowman Community Plan*, calls for development of mixed use/retail land uses. Therefore, locating either the LDB or AJC at this site would represent an inconsistency with the local land use plan, which would be a significant impact of this alternative. Phase B or C of the proposed project is preferred over Alternative 3.

Aesthetics

Significant impacts to aesthetics associated with Phases B and C of the proposed project result from removal of existing trees and vegetation and short-term impacts of site disturbance at the LDB site. The AJC site is already heavily disturbed. The 14-Acre site supports approximately 109 trees (a mixture of native and non-native) along a wetland swale that runs from the center of the site to the northeast corner, and approximately 30 additional trees along the southern boundary of the site. Although a site plan for this alternative has not been developed, it is anticipated that location of either the LDB or the AJC at this site would require removal of approximately 100 trees, which is significantly more trees than would be removed at either of the proposed sites. Site disturbance impacts at the alternative site would be about the same as at the LDB site, and would be greater than at the AJC site. With respect to both impacts, the proposed project is preferred to Alternative 3.

Transportation and Circulation

As stated above, Phases B and C of the proposed project were not found to have any significant impacts with respect to transportation and circulation. Alternative 3 would not alter the numbers of employees housed in either the LDB or the AJC, nor would it change the parking requirements, or impacts to alternative transportation. However, the alternative location for either project component would be expected to alter circulation patterns in the area, likely increasing the amount of traffic using the future extension of Willow Creek Drive. Additionally, as this alternative site is located approximately one-third of a mile from the existing Juvenile Hall and Main Jail, this site may increase traffic trips internal to DeWitt Center as justice department employees travel between the AJC and the detention facilities. This site is approximately one-quarter mile from the Finance Administration Building. This may also increase traffic trips internal to DeWitt Center as members of the public travel between the LDB and the financial departments (i.e., the Assessor's Office) located at the Finance Administration Building. Given these considerations, Alternative 3 would result in a slight increase in the level

of impact over the Proposed Project – Phases B and/or C. Therefore the Proposed Project is preferred over Alternative 3.

Air Quality

Significant impacts are anticipated to occur under the proposed project during site preparation and construction of each project component. The alternative location will not change the level of pollutant emissions. Sensitive receptors, including residential land uses, exist in proximity to the 14-Acre site and would be exposed to pollutant emissions during construction. There is no change in impacts between Phases B and/or C of the proposed project and Alternative 3.

Noise

Construction

As described under the proposed project, noise would result from the operation of construction equipment used during construction of the LDB or AJC, either at their proposed locations or at the adjacent 14-Acre site. Sensitive receptors and office buildings in direct line-of-sight within 500 feet of construction at the adjacent 14-Acre vacant site may experience sound levels above 75 dBA. The sensitive receptors near the 14-Acre site include the Foothill Community Church to the northwest, the day-use clinic to the northwest, the children's Emergency Shelter to the west, the senior center to the west, the Charis Youth Center to the west, and residences to the south. To minimize the potential for adverse impacts, the construction contractor would be required to take measures to reduce construction as described under the Proposed Project.

There are fewer sensitive receptors, particularly residences, that would be impacted if the LDB is constructed at the 14-Acre site. Therefore, construction of the LDB under Alternative 3 is preferred over Phase B of the proposed project. The number of sensitive receptors that would be impacted during construction of the AJC at the 14-Acre site is similar to the impact under Phase C of the proposed project. Therefore, there is no clear preference between Proposed Project – Phase C and construction of the AJC under Alternative 3.

Operation

Project-related noise levels along the roadways under location of either the LDB or the AJC at the 14-Acre site are expected to be similar to those described under the proposed project. Since the contribution of vehicular traffic as a result of the project is not detectable, the impact would be insignificant. No operational impacts are expected under Phases B and C of the proposed project or under Alternative 3. Hence, there is no clear preference between them.

Biological Resources

As discussed under Aesthetics, the 14-Acre site supports approximately 140 trees, of which approximately 70 are native and fall under the protection of the Placer County Tree Preservation Ordinance. The 14-Acre site also supports isolated wetland features. Development of either the LDB or the AJC at this site is likely to impact a majority of the biological resources at this site. The proposed sites for the LDB and AJC provide only limited biological resources, although impacts to those resources under the proposed project require mitigation. Development of the LDB or AJC under Alternative 3 would result in greater impacts to biological resources than under the proposed project. Phases B and C of the proposed project are therefore preferred over Alternative 3.

Geology, Soils, and Seismicity

Development of the LDB at the 14-Acre site is expected to require greater site preparation than at the proposed location based on the existing development and topography of the proposed site. The 14-Acre site ranges in elevation from 1,425 feet in the southwest corner of the site to approximately 1,390 feet at the northeast end. This elevation range is expected to require larger cuts and fills than are anticipated at the proposed LDB site. Regional geography is expected to be the same as at the proposed site. Based on the need for additional grading and larger cuts and fills, development of the LDB at the 14-Acre site is expected to have greater impacts to geology than the proposed project. Therefore, Proposed Project – Phase B is preferred to development of the LDB under Alternative 3.

Development of the AJC at the 14-Acre site is expected to require relatively the same amount of site preparation and the same sizes of cuts and fills as at the proposed site. Therefore there is no preference between Phase C of the proposed project and development of the AJC under Alternative 3.

Hydrology and Water Quality

The 14-Acre site is located within the Rock Creek watershed. As above, it is assumed that the amount of ground disturbing activity required for development of the LDB under this alternative would be greater than that required for the proposed LDB site, while the amount of ground disturbing activity for development of the AJC under Alternative 3 would be equal to that under the proposed project.

Prior to implementation of mitigation measures, impacts to surface water runoff rates and volume and to water quality for development of the LDB would be less at the proposed LDB site than under Alternative 3. Mitigation measures described for the proposed project could be designed to reduce the level of impact to less than significant. Since the proposed site lessens the extent of the needed mitigation measures, Proposed Project – Phase B is preferred to Alternative 3.

Impacts to surface water runoff rates and volume and to water quality for development of the AJC would be essentially the same at the proposed AJC site as under Alternative 3, and would require a similar extent of mitigation to reduce the impact to less than significant levels. Therefore, there is no preference between Proposed Project – Phase C and Alternative 3.

This site is located near an open section of the Kemper Canal. Depending on how the site would be regraded, the County may be required to encase or otherwise protect a portion of the canal in accordance with NID guidance for development of either the LDB or the AJC at this site. This would represent a potentially significant impact of Alternative 3 that does not exist under the proposed project. Mitigation measures would be available to reduce this impact to a less than significant level. Therefore this impact does not significantly alter the preference or lack thereof for the proposed project versus Alternative 3.

Cultural Resources

Historical Resources

The 14-Acre site is included within the DeWitt General Hospital Historic District boundary and contains contributing features to the historic district (Water Treatment Plant, Combie 3 Canal [Kemper Canal], Pump House, and Flume).

Construction of the LDB on the 14-Acre site would require the demolition of the four contributing features (listed above) within the Historic District, rather than the demolition of eight contributing features under the proposed project. Impacts as a result of the addition of non-contributing features (new buildings, roads, and parking lots) within the Historic District are the same under this alternative as the proposed project. Since the amount of demolition to contributing features within the Historic District is reduced, development of the LDB under Alternative 3 is preferred to the Phase B of the proposed project.

Construction of the AJC on the 14-Acre site would require the demolition of the four contributing features (listed above) within the Historic District. The proposed AJC site is located outside of the Historic District and does not require demolition of any historic features. Construction of the AJC on the 14-Acre site would result in an increased amount of demolition to contributing features of the Historic District and an increase in intrusive modern structures and non-contributing features (roads and parking lots) within the Historic District. Therefore, Phase C of the proposed project is preferred to development of the AJC under Alternative 3.

Archaeological Resources

Although a design for this alternative has not been developed, it is assumed that the amount of ground disturbing activity required for this alternative is equal to that required for the proposed project. A record search and field survey reveled that no archaeological resources have been identified on the adjacent 14-Acre parcel (Home Depot 2003). Impacts to archaeological resources with the movement of the LDB or AJC projects to the adjacent 14-Acre parcel alternative are thus equal to that of the preferred alternative. Overall there is no clear preference between Alternative 3 and the proposed project.

Public Facilities

No significant impacts to public facilities are anticipated to result from development of the LDB and AJC under the proposed project. Relocation of either facility to the 14-Acre site would not change the level of impacts to public facilities. There is no preference between Proposed Project - Phases B and C and Alternative 3.

Hazards and Hazardous Materials

The 14-Acre site includes three buildings that potentially contain asbestos and lead based paint. The proposed LDB site contains seven buildings that potentially contain asbestos and lead based paint. (The LDB site contains eight existing buildings, one of which is temporary and was constructed more recently than the brick buildings, therefore has very low potential to contain hazardous building materials.) The AJC site contains no existing buildings, and no known hazards or hazardous materials.

Construction of the LDB on the 14-Acre site would reduce the amount of demolition of buildings that potentially contain asbestos and lead based paint from seven large buildings to three smaller buildings. At either site, building demolition would be preceded by abatement of asbestos containing materials and lead-based paint. Under Alternative 3, the abatement would not occur at the LDB site, and the potential impacts to site soil from the presence of asbestos and lead-based paint that exist under the current conditions would remain. Additionally, the LUST site identified at Building 8 would not be disturbed, therefore testing and remedial actions would not occur as part of the project. Given this consideration, Proposed Project - Phase B is preferred to Alternative 3 for the LDB since under the proposed project the existing conditions would be remediated.

Construction of either the LDB or the AJC at the 14-Acre alternative site would result in the same potential to disturb soil containing naturally occurring asbestos during site grading and preparation as under Phase B or C of the proposed project. Mitigation measures developed for the proposed project would be implemented for Alternative 3 reducing the level of potential impact to that of less than significant. As there are no existing structures or hazardous materials at the AJC site, no remediation of existing hazards would occur under the proposed project. Relocation of the AJC to the 14-Acre site would require abatement of asbestos containing materials and lead based paint at the alternative site. Therefore, Alternative 3 for the AJC is preferred to Phase C of the proposed project.

Alternative 4: Children's Emergency Shelter and Women's Center No Project Alternative

Land Use and Housing

The CES and WC sites are currently vacant and characterized by the presence of a portion of the onsite oak woodland habitat and several piles of debris, most of which are overgrown with vegetation. Under Alternative 4, the sites would remain in their current condition. The development of the CES and WC projects poses no significant impacts with respect to land use. The sites are zoned OP-DR-Dc (Office Professional, Design Review, Design Scenic Corridor) and designated for mixed use development. Maintenance of the sites in their vacant and disturbed condition would not be consistent with the development vision for DeWitt Center as expressed in the *Auburn/Bowman Community Plan*, the *Placer County General Plan*, and the *Placer County Zoning Ordinance,* and would require the continued location of these residential-type facilities within the office and commercial areas of DeWitt Center. Therefore, Phase D of the proposed project is preferred to Alternative 4.

Aesthetics

Significant impacts to aesthetics associated with Phase D of the proposed project result from removal of existing trees and vegetation. Elimination of the CES and WC facilities from the proposed project would avoid these impacts. Therefore, Alternative 4 is preferred over the Proposed Project – Phase D.

Transportation and Circulation

Phase D of the proposed project was not found to have any significant impacts with respect to traffic trip generation but was found to have a potentially significant impact with respect to creation of a safety hazard. The proposed CES and WC projects would accommodate five new clients at the CES, 27 new clients at the WC, and total of 13 new employees by 2010. These

increases would not generate significant numbers of new traffic trips. The proposed access driveway off of Atwood Road was found to have inadequate sight distance to the east. Alternative 4 would eliminate the need for the access driveway, therefore eliminating this impact and the need for implementation of *Mitigation Measure 6.1a*. Thus Alternative 4 is preferred over Phase D of the Proposed Project.

Air Quality

Significant emissions of NO_X are anticipated to result from site preparation and construction at the CES and WC sites. Under the Alternative 4, no site preparation or construction would occur at these sites, thus eliminating the NO_X emissions. Therefore, Alternative 4 is preferred over Proposed Project – Phase D.

Noise

Under this alternative, noise would not be produced during construction and operation of the CES and WC facilities. Sensitive receptors that would no longer be impacted include residences to the south, north, and northeast, the Juvenile Hall to the east, and the Main Jail to the east. Since there are less noise impacts under Alternative 4, it is preferred over the Phase D of the proposed project.

Biological Resources

The proposed CES and WC sites support approximately seven acres of oak woodland habitat and are adjacent to the wetland habitats associated with the larger of the open water ponds at DeWitt Center. Development at the proposed sites would directly impact approximately one acre of the oak woodland and could impact the wetland habitats, and provision of infrastructure to serve the site would impact approximately 35 trees adjacent to Atwood Road. Under Alternative 4, no changes from the existing conditions would occur in this area, therefore no impacts to the biological resources at these sites would occur. Alternative 4 is preferred to Proposed Project – Phase D.

Geology, Soils, and Seismicity

The Children's Emergency Shelter and Women's Center No Project Alternative would eliminate all grading and earth moving required for provision of infrastructure, including the access driveway off of Atwood Road, and for construction of the CES and WC facilities. This would eliminate all impacts related to geology and soils at the CES and WC sites. Therefore Alternative 4 is preferred to Phase D of the proposed project.

Hydrology and Water Quality

By eliminating the grading and construction associated with the CES and WC facilities, no impacts to hydrology and water quality would occur under this alternative. This would eliminate the need for implementation of mitigation measures identified for Phase D of the proposed project. Alternative 4 is preferred over Proposed Project – Phase D.

Cultural Resources

Historical Resources

The CES and WC sites are not located within the Historic District boundary. No demolition is associated with these project components. No impacts to historical resources are associated with the proposed CES and WC projects; this would not change under Alternative 4. There is no preference between Alternative 4 and the proposed project.

Archaeological Resources

Implementation of Alternative 4 would eliminate the ground disturbing activity necessary at the CES and WC sites. Decreased construction correspondingly reduces the likelihood of encountering buried archaeological resources during project implementation. Impacts to archaeological resources would thus be reduced with the Children's Emergency Shelter and Women's Center No Project Alternative. Therefore, Alternative 4 is preferred to Phase D of the proposed project.

Public Facilities

No significant impacts to provision of public services and facilities to the CES and WC sites are associated with the project as proposed. Elimination of the CES and WC facilities would not change the impacts. There is no preference between Proposed Project – Phase D and Alternative 4.

Hazards and Hazardous Materials

There are no existing structures or known hazards or hazardous materials present at the proposed CES and WC sites. Implementation of the Children's Emergency Shelter and Women's Center No Project Alternative would eliminate the potential to disturb soil containing naturally occurring asbestos during site grading and preparation at the proposed CES and WC sites. Since potential impacts from grading are reduced with this scenario, Alternative 4 is preferred to Phase D of the proposed project.

Alternative 5: Children's Emergency Shelter and Women's Center Pasture Site

Land Use and Housing

The proposed CES and WC sites and the pasture site are all zoned OP-DR-Dc (Office Professional, Design Review, Design Scenic Corridor) and designated for mixed use development. The development of the CES and WC projects as proposed poses no significant impacts with respect to land use. Relocation of the CES and WC facilities to the Pasture Site would not result in any changes to this determination. There is no preference between Phase D of the proposed project and Alternative 5.

Aesthetics

The CES and WC sites support a portion of the onsite oak woodland habitat. The Pasture Site is characterized by the presence of scattered oak trees and grasslands. That site is visible from adjacent rural residential land uses, but not from Atwood Road. Relocation of the CES and WC facilities to this site would result in removal of fewer trees than at the proposed sites. It would also eliminate the need for installation of infrastructure along Atwood Road, thereby preserving 35 additional trees adjacent to that roadway. Under this alternative, infrastructure would be

extended along B Avenue and would impact very few trees. As the proposed CES and WC facilities will be constructed with a rural residential atmosphere, the construction of these facilities in sight of the existing rural residential developments north and west of the site would be a less than significant impact. Based on the reduction in impacts to trees, Alternative 5 is preferred to Phase D of the proposed project.

Transportation and Circulation

As stated above, Phase D of the proposed project was not found to have any significant impacts with respect to traffic trip generation but was found to have a potentially significant impact with respect to creation of a safety hazard. Alternative 5 results in no substantial change to traffic trip generation for the proposed CES and WC facilities, but would eliminate the need for the access driveway off of Atwood Road. The Pasture Site location would be accessed via an extension of B Avenue across the riparian wetland associated with the onsite open water pond. Topography in this area is relatively flat, and no impacts related to sight distance or other safety hazards are expected to occur in this location. As Alternative 5 reduces the level of impact over the Proposed Project – Phase D and eliminates the need for implementation of *Mitigation Measure 6.1a*, Alternative 5 is preferred over the proposed project.

Air Quality

Significant emissions of NO_X are anticipated to result from site preparation and construction of the CES and WC facilities. Construction of these facilities at the Pasture Site would require similar amounts of grading and construction activities. The Pasture Site is closer to the sensitive receptors in the residential areas north and west of that site, but is further from the residences south of the proposed CES and WC sites. Therefore there is no significant change in the level of exposure of sensitive receptors to air pollutants. As pollutant emissions are expected to be similar for each site, there is no preference between Proposed Project – Phase D and Alternative 5.

Noise

Construction

Noise would occur during the operation of equipment used during construction of the CES and WC projects at either the proposed sites or the Pasture Site. Sensitive receptors (i.e., residences) in direct line-of-sight within 500 feet of construction at the Pasture Site could experience sound levels above 75 dBA. At the proposed CES and WC sites, sensitive receptors identified in the EIR as potentially experiencing sound levels above 75 dBA were limited to residences to the south. Anticipated noise levels at other nearby sensitive receptors are less than 75 dba. Relocation of the CES and WC projects to the Pasture Site would move the construction equipment further from the sensitive receptors to the south and east, and closer to residences to the north and northeast, and to a church to the northeast. This would not change the level of impact associated with the proposed CES and WC sites. At either site, mitigation measures would require the construction contractor to take measures to minimize the potential for adverse impacts. Thus, there is no preference between Proposed Project – Phase D and Alternative 5.

Operation

Project-related noise levels along the roadways under this alternative are expected to be similar to those described under the proposed project. Since the contribution of vehicular traffic as a result of the project is not detectable, the impact would be insignificant. No operational impacts are expected under the proposed project or this alternative, therefore, there is no preference between Phase D of the proposed project and Alternative 5.

Biological Resources

The proposed CES and WC sites support a portion of the oak woodland habitat at DeWitt Center. Construction of these facilities as proposed would directly impact approximately one acre of this habitat, and would serve to reduce the habitat value across the seven-acre site. Extension of infrastructure to the proposed CES and WC sites would impact approximately 35 trees along Atwood Road. The Pasture Site supports scattered oak trees and grassland, and has been used recently as a horse pasture. While the Pasture Site does contain some biological resources, the oak woodland habitat provides greater wildlife value than the pasture. Additionally, construction at this site and extension of infrastructure to the site would result in the loss of fewer trees than at the proposed site. Therefore, the Pasture Site Alternative 5 is preferred to Phase D of the proposed project.

Geology, Soils, and Seismicity

Although a design for this alternative has not been developed, it is assumed that the amount of grading and earth moving required for Alternative 5 would be equal to that proposed for the proposed CES and WC sites, with the exception of grading associated with extension of infrastructure along Atwood Road. Impacts to geology and soils would be slightly less under Alternative 5 as the extension of infrastructure (including extension of B Avenue) would require less grading than at the proposed site. Therefore, Alternative 5 is preferred over Proposed Project – Phase D.

Hydrology and Water Quality

As above, it is assumed that the amount of ground disturbing activity required for this alternative would be roughly equal to that at the proposed CES and WC sites. Amounts of impervious surfaces following construction are also anticipated to be roughly equal. Impacts to surface water rates and volume and to water quality would be essentially the same as those identified for the proposed project. The mitigation measures described for the proposed site would also be necessary at the Pasture Site. Therefore, there is no preference between Alternative 5 and Phase D of the proposed project.

The Pasture Site is located near an open section of the Ophir Canal. Depending on the topography of the site in relation to the canal and how the site would be graded, a portion of the canal may be required to be encased or protected in accordance with NID guidance and *Placer County General Plan* policy. Because this mitigation would be required, impacts to the canal would be less than significant.

Cultural Resources

Historical Resources

Neither the proposed CES and WC sites nor the pasture site is located within the Historic District boundary. No demolition is associated with any of these sites. Therefore neither the proposed sites nor the pasture site would result impacts to historical resources and there is preference between Alternative 5 and Phase D of the proposed project.

Archaeological Resources

Although a design for the this alternative has not been developed, it is assumed that the amount of ground disturbing activity required for this alternative is equal to that proposed for the preferred alternative. Both the proposed CES and WC sites and the Pasture Site were included in the record search and field surveys for the *DeWitt Center Existing Conditions Report* (NFA/URS 2002). No archaeological resources have been identified at any of these sites although there could be resources discovered below the surface of the ground during construction activities. Impacts to archaeological resources would be the same under the proposed project as under Alternative 5. Overall there is no preference between Alternative 5 and Phase D of the proposed project.

Public Facilities

No significant impacts to provision of public services and facilities to the CES and WC sites are associated with the project as proposed. Relocation of the CES and WC facilities to the Pasture Site would not change the impacts. There is no preference between Proposed Project – Phase D and Alternative 5.

Hazards and Hazardous Materials

Under this alternative, site grading and excavation operations would likely be similar to those for the proposed CES and WC sites. Potential impacts associated with construction and operation would be essentially the same as those identified for the proposed project. Mitigation measures developed for the proposed project would be implemented for Alternative 5 to reduce the level of potential impact to that of less than significant. Therefore, there is no preference between Alternative 5 and the Phase D of the proposed project.

Alternative 6: Children's Emergency Shelter and Women's Center Harmon Parcel

Land Use and Housing

There are no significant land use impacts associated with the proposed CES and WC sites. The Harmon Parcel is zoned for multi-family development and designated for both mixed use and low density residential development. The proposed CES and WC facilities would be consistent with these land use designations. However, the Harmon Parcel is within the Airport Land Use Compatibility Zone C2, which prohibits risk-sensitive uses such as schools and residential facilities for children and the elderly. Therefore the CES would not be compatible with this designation and location of these facilities at the Harmon Parcel would create a significant land use impact. Phase D of the proposed project is preferred to Alternative 6.

Aesthetics

The Harmon Parcel is vacant land that was previously graded. Very few trees or other scenic resources exist at this site. Development of the CES and WC projects under this alternative would result in fewer impacts to scenic resources than at the proposed site. Therefore, Alternative 6 is preferred to Proposed Project – Phase D.

Transportation and Circulation

As stated above, Phase D of the proposed project was not found to have any significant impacts with respect to traffic trip generation but was found to have a potentially significant impact with respect to creation of a safety hazard. Alternative 6 has no substantial change on traffic trip generation of the proposed CES and WC facilities, but would eliminate the need for the access driveway off of Atwood Road. The Harmon Parcel location would be accessed via the existing extension of Richardson Drive. As this is an existing roadway, no impacts related to safety hazards are expected to exist in this location. Alternative 6 is preferred over the Proposed Project – Phase D because it reduces the level of impact and eliminates the need for implementation of *Mitigation Measure 6.1a*.

Air Quality

Significant emissions of NO_X are anticipated to result from site preparation and construction of the CES and WC facilities at either the proposed sites or the Harmon Parcel. Both sites would require similar amounts of grading and construction activities, so pollutant emissions are expected to be similar for each site. The Harmon Parcel is adjacent to greater numbers of sensitive receptors, including residential areas west and south of that site, as well as medical offices and residential care facilities south and east of that site. Therefore development at the Harmon Parcel would likely result in a greater exposure of sensitive receptors to air pollutants. Development under Phase D of the proposed project is preferred to Alternative 6.

Noise

Construction

As stated above, development at the proposed CES and WC sites would expose residences to the south of the sites to noise levels greater than 75 dBA. Receptors and office buildings in direct line-of-sight within 500 feet of construction at the Harmon Parcel may experience sound levels above 75 dBA. This would include residences to the east, west, south, and southwest, a church to the south, and a medical center to the east. As for the proposed CES and WC sites, the construction contractor would be required to take measures to minimize the potential for adverse impacts. Proposed Project – Phase D is preferred over Alternative 6 because the residences adjacent to the potential construction sites are closer to the Harmon Parcel and thus may experience higher sound levels than the residences adjacent to the proposed site prior to implementation of mitigation measures.

Operation

Project-related noise levels along the roadways under this alternative are expected to be similar to those described under the proposed project. Since the contribution of vehicular traffic as a result of the project is not detectable, the impact would be insignificant. No operational impacts

are expected under the proposed project or this alternative, therefore, there is no preference between Alternative 6 and Phase D of the proposed project with respect to operational impacts.

Biological Resources

The proposed CES and WC sites are located within the oak woodland habitat at DeWitt Center. The Harmon Parcel has been previously graded and supports ruderal habitat (ruderal refers to habitat that has been or continues to be subjected to disturbance of the natural conditions). Development at this site would result in fewer impacts to wildlife habitat. Therefore Alternative 6 is preferred over Phase D of the proposed project.

Geology, Soils, and Seismicity

The Harmon Parcel is relatively flat, and has similar geologic features to conditions throughout DeWitt Center. Elevations on this site range between 1,400 feet and 1,360 feet. The extent of grading required to develop the CES and WC facilities at this site would be similar to the required grading at the proposed sites, with the exception of grading associated with provision of infrastructure. At the proposed sites, grading would occur along Atwood Road between the CES and WC access driveway and Richardson Drive to accommodate extension of infrastructure. At the Harmon Parcel, infrastructure extensions would occur across a shorter distance, thus reducing the total amount of grading needed. Impacts to geological resources would be slightly less at the Harmon Parcel compared to the proposed CES and WC sites. Therefore, Alternative 6 is preferred to Proposed Project – Phase D.

Hydrology and Water Quality

The Harmon Parcel is located in the Dry Creek watershed. Impacts to surface water rates and volume and to water quality would be essentially the same as those identified for the proposed project. Implementation of the same mitigation measures described for the proposed project would be necessary to reduce the level of impact at the Harmon Parcel to less than significant. There is no preference between Alternative 6 and the Phase D of the proposed project.

Cultural Resources

Historical Resources

The Harmon Parcel is not located within the DeWitt General Hospital Historic District and supports no existing structures. Impacts associated with the Children's Emergency Shelter and Women's Center Harmon Parcel Alternative are the same as those identified with the proposed CES and WC sites; therefore, there is no preference between Alternative 6 and Phase D of the proposed project.

Archaeological Resources

It does not appear that the Harmon parcel has ever been inventoried for archaeological resources. Given that the property is generally undeveloped it is possible that archaeological resources are exposed and relatively undisturbed within the project area. In addition, there always exists the possibility that previously unknown archaeological resources could be exposed during project construction. With an identical construction footprint to that of the proposed CES and WC facility development, impacts to archaeological resources would be

equal or greater under implementation of Alternative 6. Therefore, Proposed Project – Phase D is preferred to Alternative 6.

Public Facilities

There are no significant impacts to public services and facilities associated with the proposed CES and WC sites. The Harmon Parcel is located within or adjacent to the boundaries of all applicable service districts, and is zoned for multi-family development. Development of the CES and WC facilities at this site would not generate more demand for service than was anticipated in the *Placer County General Plan* and *Auburn/Bowman Community Plan* or than is anticipated to be associated with the proposed CES and WC sites. Therefore there is no preference between Alternative 6 and Phase D of the proposed project.

Hazards and Hazardous Materials

Under this alternative, site grading and excavation operations would likely be similar to those for the proposed CES and WC sites. Potential impacts associated with construction and operation would be essentially the same as those identified for the proposed project. Implementation of the same mitigation measures developed for the proposed project would be necessary to reduce the potential impact under Alternative 6 to a less than significant level. Therefore, there is no preference between Alternative 6 and Phase D of the proposed project.

Alternative 7: Building Demolition No Project Alternative

Land Use and Housing

This alternative would eliminate building demolition associated with portions of Phases A and F all of Phases H and J of the proposed project. This would result in the preservation of the outdated barracks-style buildings. This is not consistent with the development vision of DeWitt Center expressed in the *Auburn/Bowman Community Plan*. Therefore, Alternative 7 would result in a significant land use impact, whereas the proposed project does not. The proposed building demolition in Phases A, F, H, and J are preferred to Alternative 7.

Aesthetics

While the buildings proposed for demolition are not considered scenic resources, implementation of mitigation measures requiring landscaping and/or covering of demolition areas is necessary under the proposed project to lessen any potentially significant aesthetic impacts. Elimination of the proposed building demolition would negate the need for these mitigation measures. However, this action would also preserve the existing buildings, which do not meet with the design guidelines and strategies for the project area as expressed in the *North Auburn Community Development Strategy and Design Guidelines*. Therefore, the Phases A, F, H, and J of the proposed project are preferred to Alternative 7.

Transportation and Circulation

The proposed building demolition would result in minor changes in circulation patterns around and throughout DeWitt Center but would not change the number of traffic trips generated by the land uses at DeWitt Center. Elimination of the proposed demolition would preserve the existing circulation patterns. The circulation pattern changes under the proposed project would not represent significant impacts because all intersections would still operate at acceptable

levels of service. There is no preference between Alternative 7 and Proposed Project – Phases A, F, H, and J.

Air Quality

Demolition included in Phases A (wastewater treatment plant facilities) and F (Buildings 15 through 18) is not expected to generate significant emissions, while demolition in Phases H (Buildings 204B, 205B, 206B, and 207A&B) and J (Buildings 212A&B and 217A&B) is expected to generate significant emissions of NO_X and emissions of SO_X that exceed the thresholds for implementation of mitigation measures. Elimination of the proposed demolitions would eliminate all significant and less than significant emissions associated with demolition activities. Therefore, Alternative 7 is preferred to Proposed Project – Phases A, F, H, and J.

Noise

Under this alternative, no impacts would occur as a result of demolition of the wastewater treatment plant (WWTP) facilities, Buildings 15 through 18, Buildings 201 through 207, and Buildings 211 through 217. No significant impacts to sensitive receptors are associated with demolition of the WWTP or Buildings 204B, 205B, 206B, and 207A&B, while the proposed demolition of Buildings 15 through 18 and Buildings 212A&B through 217A&B is expected to result in significant impacts to residences to the east of Buildings 15 through 18, the Senior Center, New Faith Community Church, and O'Brien Child Development Center south of Buildings 212A&B through 217A&B, and the day use clinic and Foothill Community Church north of these buildings. Elimination of the proposed demolition will avoid all impacts to these sensitive receptors. Since these impacts would be avoided, Alternative 7 is preferred over Phases A, F, H, and J of the proposed project.

Biological Resources

The buildings proposed for demolition provide very little wildlife value, with the exception of potential habitat for special status bat species. The proposed project requires implementation of a mitigation measure to provide replacement habitat for the bats. Elimination of the proposed building demolition would avoid this impact and negate the need for implementation of this mitigation measure. Therefore Alternative 7 is preferred to Phases A, F, H, and J of the proposed project.

Geology, Soils, and Seismicity

Building demolition could increase risks of erosion if demolition sites are left with exposed ground. Implementation of mitigation requiring that demolitions sites be landscaped and/or covered is necessary to avoid this impact. Elimination of building demolition from the proposed project would avoid this impact and negate the need for mitigation. Alternative 7 is preferred to the proposed project.

Hydrology and Water Quality

Building demolition could increase risks of sedimentation of drainageways due to increased erosion as described above. Implementation of mitigation requiring landscaping and/or covering of demolition sites is necessary to avoid this impact. Elimination of building demolition from the proposed project would avoid this impact and negate the need for mitigation. However, building demolition would reduce the amount of impervious surfaces at

DeWitt Center, thus reducing stormwater runoff rates and volumes. Elimination of building demolition would prevent this beneficial impact from occurring. Therefore, while the impacts of the Building Demolition No Project Alternative compared to the proposed project are different, the net impact is essentially the same and there is no preference between Alternative 7 and Proposed Project – Phases A, F, H, and J.

Cultural Resources

Historical Resources

Phases A, F, H, and J of the proposed project include the demolition of the following contributing features of the DeWitt General Hospital Historic District:

- Historic WWTP facilities
- Buildings 15 through 18: Medical Buildings
- Buildings 204B and 205B: Neuropsychiatric Patient Wards
- Buildings 206B, 207A&B, and 212A&B to 217A&B: Patient Wards
- Brick corridors connecting patient wards

In the Building Demolition No Project Alternative the contributing features listed above would not be demolished; therefore, Alternative 7 is preferred to Phases A, F, H, and J of the proposed project.

Archaeological Resources

Elimination of building demolition under this alternative would reduce the amount of ground disturbing activity associated with Phases A, F, H, and J. Decreased ground disturbance correspondingly reduces the likelihood of encountering buried archaeological resources during project implementation. Impacts to archaeological resources would thus be reduced under Alternative 7. Therefore, Alternative 7 is preferred to Proposed Project – Phases A, F, H, and J.

Public Facilities

No impacts to public facilities are associated with the proposed building demolition. Building demolition would remove outdated structures from DeWitt Center. These existing buildings do not comply with current building codes – for example they are seismically unsound. Elimination of building demolition would preserve these buildings and continue to expose people to safety risks. Therefore, Proposed Project – Phases A, F, H, and J are preferred to Alternative 7.

Hazards and Hazardous Materials

The fourteen buildings and the WWTP that would not be demolished under this alternative potentially contain asbestos and lead based paint. Under Proposed Project – Phases A, F, H, and J, these structures would be demolished after the abatement of the potentially occurring hazardous materials. If building demolition is eliminated from the proposed project, no abatement would occur and the potential for impacts to occur to site soils related to the presence of asbestos and lead-based paint would remain. Given this consideration, Phases A, F, H, and J of the proposed project are preferred to Alternative 7.

16.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVES

As shown in *Table 16.1,* all project alternatives evaluated result in greater impacts in at least one resource area. Alternatives 1 and 4, the Land Development Building No Project Alternative, and the Children's Emergency Shelter and Women's Center No Project Alternative each result in increases in only one resource area. However, these alternatives do not meet the objectives of the project. Alternative 5, the Children's Emergency Shelter and Women's Center Pasture Site alternative is the only environmentally superior alternative as it reduces or maintains the level of impact in all resource areas. In addition, the alternative location of the CES and WC facilities would provide increased security at those facilities since all visitor traffic would have to travel through DeWitt Center, and immediately in front of the proposed AJC to access the CES and WC. Future proposals for development of the CES and WC will show consideration for relocation of the facilities pursuant to Alternative 5. All other alternatives increase impacts in three or more resource areas and have been rejected in favor of the proposed project.

Table 16.1
Comparison of Impacts of Project Alternatives to Impacts of Proposed Project

Resource Area	Alternative 1 vs. Phases A and B	Alternative 2 vs. Phase C	Alternative 3 vs. Phase B	Alternative 3 vs. Phase C	Alternative 4 vs. Phase D	Alternative 5 vs. Phase D*	Alternative 6 vs. Phase D	Alternative 7 vs. Phases A, F, H and J
Land Use and Housing	No Change	Greater Impact	Greater Impact	Greater Impact	Greater Impact	No Change	Greater Impact	Greater Impact
Aesthetics	Lesser Impact	No Change	Greater Impact	Greater Impact	Lesser Impact	Lesser Impact	Lesser Impact	Greater Impact
Transportation and Circulation	No Change	No Change	Greater Impact	Greater Impact	Lesser Impact	Lesser Impact	Lesser Impact	No Change
Air Quality	Lesser Impact	Lesser Impact	No Change	No Change	Lesser Impact	No Change	Greater Impact	Lesser Impact
Noise	Lesser Impact	Lesser Impact	Lesser Impact	No Change	Lesser Impact	No Change	Greater Impact	Lesser Impact
Biological Resources	No Change	Lesser Impact	Greater Impact	Greater Impact	Lesser Impact	Lesser Impact	Lesser Impact	Lesser Impact
Geology, Soils, and Seismicity	No Change	Lesser Impact	Greater Impact	No Change	Lesser Impact	Lesser Impact	No Change	Lesser Impact
Hydrology and Water Quality	No Change	Lesser Impact	Greater Impact	No Change	Lesser Impact	No Change	No Change	Lesser Impact
Cultural Resources	Lesser Impact	Lesser Impact	Lesser Impact	Greater Impact	No Change	No Change	Greater Impact	Lesser Impact
Public Facilities	No Change	No Change	No Change	No Change	No Change	No Change	No Change	Greater Impact
Hazards and Hazardous Materials	Greater Impact	Lesser Impact	Greater Impact	Lesser Impact	Lesser Impact	No Change	No Change	Greater Impact

***** Alternative 5 vs. Phase D has been identified as the only environmentally superior alternative.

This page left blank intentionally.

CHAPTER 17

MITIGATION MONITORING AND REPORTING PROGRAM

CHAPTER 17 MITIGATION MONITORING AND REPORTING PROGRAM

17.1 INTRODUCTION

The CEQA Guidelines require that EIRs include a program for measuring and monitoring the success of mitigation measures included in the EIR. Placer County has adopted a standard mitigation monitoring program. This program incorporates the most frequently implemented mitigation measures into the Conditions of Approval and entitlement processes (identified below under "Placer County Standard Mitigation Monitoring Program"), thus providing an automatic monitoring and reporting program.

The mitigation measures included in the DeWitt Government Center Facility Plan (2003 - 2010) Draft EIR fall under two categories of implementation—the Placer County standard mitigation monitoring program and a project-specific mitigation monitoring plan. Mitigation measures requiring ongoing monitoring are addressed in the project-specific plan.

17.2 PLACER COUNTY STANDARD MITIGATION MONITORING PROGRAM

This program requires that mitigation measures recommended for discretionary projects, such as the Dewitt Government Center Facility Plan, be included in the conditions of approval for those projects. Compliance with conditions of approval is monitored by the County through a variety of permit processes, including:

- Design Review Committee Approval
- Improvement Plan Approval
- Improvement Construction Inspection
- Encroachment Permit
- Grading Permit Approval
- Building Permit Approval
- Certification of Occupancy

The listed permits and plans requiring County approval must be preceded by verification from County staff that certain conditions of approval and mitigation measures have been met. The issuance of any of the listed County approvals or permits shall serve as the necessary monitoring of those conditions of approval and mitigation measures that serve as prerequisites for the listed approvals and permits. The list below includes those mitigation measures for the DeWitt Government Center Facility Plan project that will be implemented through County staff verification of required approvals.

Land Use and Housing

No significant impacts to Land Use and Housing

Aesthetics

Damage to scenic resources

Mitigation Measure 5.1a, 5.1b, 5.1e

Degradation of existing visual character of the site
Mitigation Measure 5.2a

Transportation and Circulation

Substantially increase hazards due to design feature or incompatible uses
Mitigation Measure 6.1a

Air Quality

Violates any air quality standard or contribute substantially to an existing or projected air quality violation as a result of construction emissions
Mitigation Measures 7.1a and 7.1b

Exposure of sensitive receptors to substantial pollutant concentrations
Mitigation Measures 7.1a and 7.1b

Biological Resources

Loss of native trees
Mitigation Measures 9.1a and 9.1b

Disturbance or degradation of waters or wetlands subject to U.S. Army Corps of Engineers jurisdiction under the federal Clean Water Act
Mitigation Measure 9.3b and 9.3d

Geology, Soils, and Seismicity

Soil erosion and loss of topsoil
Mitigation Measures 10.1a, 10.1b, 10.1d, and 10.1e

Alteration of existing landforms
Mitigation Measures 10.3a through 10.3e

Hydrology and Water Quality

Reduced stormwater runoff quality during construction
Mitigation Measures 11.1a through 11.1c

Increase in runoff rate downstream of the site
Mitigation Measure 11.2a

Cultural Resources

No significant impacts to Cultural Resources that may be mitigated through the County's standard mitigation monitoring program.

Public Facilities

No significant impacts to Public Facilities

Hazards And Hazardous Materials

Creation of a significant hazard to the public or the environment due to transport, use, disposal, or accidental release of hazardous materials into the environment and/or within one-quarter mile of an existing or proposed school

Mitigation Measures 14.1c

17.3 PROJECT-SPECIFIC MITIGATION MONITORING PLANS

Land Use and Housing

No significant impacts to Land Use and Housing

Aesthetics

Damage to scenic resources

Mitigation Measure 5.1c and 5.1d

Degradation of existing visual character of the site

Mitigation Measure 5.2b

Transportation and Circulation

No significant impacts to Transportation and Circulation require project-specific mitigation monitoring

Air Quality

Violates any air quality standard or contribute substantially to an existing or projected air quality violation as a result of construction emissions

Mitigation Measures 7.1c through 7.1j

Exposure of sensitive receptors to substantial pollutant concentrations

Mitigation Measures 7.1c through 7.1j

Noise

A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project

Mitigation Measure 8.1a

Biological Resources

Loss of native trees

Mitigation Measure 9.1c

Disturbance of a significant natural vegetation type

Mitigation Measures 9.2a and 9.2b

Disturbance or degradation of waters or wetlands subject to U.S. Army Corps of Engineers jurisdiction under the federal Clean Water Act

Mitigation Measures 9.3a and 9.3c

Adverse affects on a population or the critical habitat of rare or endangered plants or animals

Mitigation Measures 9.4a through 9.4c

Geology, Soils, and Seismicity

Soil erosion and loss of topsoil

Mitigation Measure 10.1c, 10.1f and 10.1g

Creation of substantial risks to life or property related to expansive soils

Mitigation Measures 10.2a through 10.2d

Hydrology and Water Quality

Reduced stormwater runoff quality during construction

Mitigation Measures 11.1d through 11.1f

Increase in runoff rate downstream of the site

Mitigation Measure 11.2b

Reduced storm water quality during operations

Mitigation Measure 11.3a

Cultural Resources

Damage to archaeological or paleontological resources if inadvertently exposed during construction

Mitigation Measures 12.1a through 12.1c

Substantial adverse change in the significance of a historical resource

Mitigation Measures 12.2a through 12.2c

Public Facilities

No significant impacts to Public Facilities

Hazards And Hazardous Materials

Creation of a significant hazard to the public or the environment due to transport, use, disposal, or accidental release of hazardous materials into the environment and/or within one-quarter mile of an existing or proposed school

Mitigation Measures 14.1a, 14.1b, 14.1d, and 14.1e

Creation of a significant hazard to the public or the environment due to the project site being located on a site included on a list of hazardous materials sites

Mitigation Measures 14.2a and 14.2b

CHAPTER 18

REFERENCES

CHAPTER 18 REFERENCES

EIR PREPARERS

North Fork Associates
110 Maple Street, Suite 100
Auburn, CA 95603
(530) 887-8500

Principal-In-Charge	Cathleen Spence-Wells, AICP
Project Manager	Katherine Duncanson, Associate Planner

URS Corporation
221 Main Street #600
SanFrancisco, CA 94105
(415) 243-3755

Principal-In-Charge	Denise Heick, Vice President
Project Coordinator	Kelley ~~Haggerty~~**Capone**

CHAPTER 4, LAND USE AND HOUSING

Printed References

Mogavero Notestine Associates and Hausrath Economic Group. 2002. *North Auburn Community Development Strategy and Design Guidelines*, Placer County, California, Public Review Draft. Prepared for the Placer County Redevelopment Agency and the Placer County Community Development Department. July.

NFA/URS. See North Fork Associates and URS Corporation.

North Fork Associates and URS Corporation. 2002. *DeWitt Center Existing Conditions Report*. Prepared for the Placer County Department of Facility Services. September.

Pacific Relocation Consultants. 2003. *Relocation Plan for Residents of Buildings 2 and 3 of the "Bell Gardens" 11460, 11470, 11480, and 11490 "A Street Multifamily Housing Complex, Auburn, California*. Prepared for the County of Placer, Facility Services Department. February.

PRC. See Pacific Relocation Consultants.

Placer County. 1994a. *Auburn/Bowman Community Plan*. June.

Placer County. 1994b. *Placer County General Plan Update: Countywide General Plan Policy Document*. August.

Placer County. 1998. *Placer County Zoning Ordinance Edition #5*. Initially adopted by the Placer County Board of Supervisors on July 25, 1995 (Ordinance 4669-B). January.

Shutt Moen Associates. 2000. *Placer County Airport Land Use Compatibility Plan*. Adopted by the Placer County Airport Land Use Commission. October.

CHAPTER 5, AESTHETICS

Printed References

Mogavero Notestine Associates and Hausrath Economic Group. 2002. *North Auburn Community Development Strategy and Design Guidelines*, Placer County, California, Public Review Draft. Prepared for the Placer County Redevelopment Agency and the Placer County Community Development Department. July.

Placer County. 1994a. *Auburn/Bowman Community Plan*. June.

Placer County. 1994b. *Placer County General Plan Update: Countywide General Plan Policy Document*. August.

Placer County. 1998. *Placer County Zoning Ordinance Edition #5*. Initially adopted by the Placer County Board of Supervisors on July 25, 1995 (Ordinance 4669-B). January.

CHAPTER 6, TRANSPORTATION AND CIRCULATION

Printed References

DKS Associates. 2003. *Transportation Impact Analysis – DeWitt Government Center Facility Plan (2003 – 2010)*. Prepared for North Fork Associates. May 2, revised August 21.

DKS. See DKS Associates.

CHAPTER 7, AIR QUALITY

Printed References

California Air Resources Board. 1998. Revision to 1996 Carbon Monoxide Maintenance Plan for 10 Federal Planning Areas. Staff Report. October 6. <http://www.arb.ca.gov/planning/sip/co/cosip.pdf>. Accessed on May 20, 2003.

_____. 2003a. Air Quality Trend Summaries generated by Sara Brennan using the California Air Resources Board Information System. <http://www.arb.ca.gov/adam/cgi-bin/db2www/polltrends.d2w/start>. Accessed on April 24, 2003 and September 9, 2003.

_____. 2003b. Air Quality Trend Summaries generated by Sara Brennan using the California Air Resources Board Information System. <http://www.arb.ca.gov/adam/cgi-bin/db2www/adamtop4.d2w/start>. Accessed on May 20, 2003.

_____. 2003c. Ambient Air Quality Standards for Particulate Matter. <http://www.arb.ca.gov/research/aaqs/pm/pm.htm>. Accessed on April 30, 2003.

CARB. See California Air Resources Board.

EPA. See U.S. Environmental Protection Agency.

Sacramento Metropolitan Air Quality Management District. 2003. Sacramento Regional Clean Air Plan Update. <http://64.143.64.21/cleanairplan/index.shtml>. Accessed on May 26, 2003.

SMAQMD. See Sacramento Metropolitan Air Quality Management District.

U.S. Environmental Protection Agency, Office of Air Quality Planning & Standards. 2000a. How Ground-level Ozone Affects the Way We Live and Breathe. <http://www.epa.gov/air/urbanair/ozone/index.html>. Published November 2000. Accessed on May 5, 2003.

_____. 2000b. CO - How Carbon Monoxide Affects the Way We Live and Breathe. <http://www.epa.gov/air/urbanair/co/index.html>. Published November 2000. Accessed on May 10, 2003.

_____. 2000c. PM - How Particulate Matter Affects the Way We Live & Breathe. <http://www.epa.gov/air/urbanair/pm/index.html>. Published November 2000. Accessed on May 5, 2003.

Personal Communications

Salter, Dennis, Placer County Department of Facility Services. 2003. Telephone conversations with Katherine Duncanson, North Fork Associates. May 6, 15, and 20, 2003.

CHAPTER 8, NOISE

Printed References

California Code of Regulations (CCR). 1990. Public Utilities Code, Section 21669. Title 21: Public Works, Division 2.5: Division of Aeronautics (Department of Transportation), Chapter 6: Noise Standards. March 22.

DKS Associates. 2003. Traffic Data provided to Kelley Haggerty, URS Project Manager, for DeWitt Government Center Facility Plan (2003 – 2010) EIR. April 24.

EPA. See U.S. Environmental Protection Agency.

FAA. See Federal Aviation Administration.

Federal Aviation Administration. 1984. Part 150: Airport Noise Compatibility Planning. 49 FR 49269, December 18.

Knudsen, V.O. and Harris, C.M. 1978. *Acoustical Designing in Architecture.* Chapter 9: Acoustical Design of Rooms. Acoustical Society of America.

Shutt Moen Associates. 2000. *Placer County Airport Land Use Compatibility Plan*. Adopted by the Placer County Airport Land Use Commission. October.

Placer County. 1994a. *Auburn/Bowman Community Plan*. Section F: Noise Element. June.

Placer County. 1994b. *Placer County General Plan Update: Countywide General Plan Policy Document*. Section 9: Noise Element. August.

U.S. Environmental Protection Agency. 1971. Noise from Construction Equipment and Operations, Building Equipment and Home Appliances. Prepared under contract by Bolt, et al., Bolt, Beranek & Newman, Boston, Massachusetts. Washington, D.C.

U.S. Environmental Protection Agency. 1974. Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety. March.

CHAPTER 9, BIOLOGICAL RESOURCES

Printed References

A.R. Associates. 1995. *DeWitt Center Expansion Project, Hydrology Study*. Prepared for Planning Concepts. March.

California Department of Fish and Game, Wildlife and Habitat Data Analysis Branch. 2003. California Natural Diversity Data Base report for the Auburn, Colfax, Greenwood, Coloma, Pilot Hill, Rocklin, Gold Hill, Wolf, and Lake Combie, CA USGS 7.5-minute topographic quadrangles. Sacramento, California. Accessed on April 4 and May 7.

NFA. See North Fork Associates

North Fork Associates. 2001. *Biological Resources Assessment Report for the Placer County Detention Facility, Main Jailhouse* #4. Prepared for Placer County Department of Facility Services. January 8.

North Fork Associates. 2001. *Supplement to the Biological Resources Assessment Report for the Placer County Detention Facility, Main Jailhouse* #4. Prepared for Placer County Department of Facility Services. January 29.

North Fork Associates. 2002. *Wetland Delineation for the ±181 acre DeWitt Center Project.* Prepared for Placer County Department of Facility Services. August.

North Fork Associates. 2003. *Tree Assessment for DeWitt Center.* Prepared for Placer County Department of Facility Services. May.

NFA/URS. See North Fork Associates and URS Corporation.

North Fork Associates and URS Corporation. 2002. *DeWitt Center Existing Conditions Report*. Prepared for Placer County Department of Facility Services. September.

U.S. Fish and Wildlife Service. 2003. Federal Endangered and Threatened Species that may be affected by Projects in the Auburn quadrangle. Accessed on April 5 and May 7.

Yamasaki Landscape Architecture. 2002. *Arborist Report Placer County Land Development Building*. Prepared for Placer County Department of Facility Service. September.

Personal Communications

Ramones, Susan, ECORP Consulting. 2003. Telephone Conversations with Katherine Duncanson and Erin Gottschalk, North Fork Associates. May 2 and 15, 2003.

Schaffer, Karen, Gibson and Skordal. 2003. Telephone conversation with Dennis Salter, Placer County Department of Facility Services. September.

CHAPTER 10, GEOLOGY, SOILS, AND SEISMICITY

Printed References

Holdrege and Kull. 2002a. *Geotechnical Engineering Report for Land Development Building* (Placer County Project No. 4674, Dewitt Center, Auburn, CA). Prepared for Placer County Department of Facility Services. November.

Holdrege and Kull. 2002b. *Geotechnical Engineering Report for Auburn Justice Center* (Placer County Project No. 4630, Dewitt Center, Auburn, CA). Prepared for Placer County Department of Facility Services. November.

NFA/URS. See North Fork Associates and URS Corporation.

North Fork Associates and URS Corporation. 2002. *DeWitt Center Existing Conditions Report*. Prepared for Placer County Department of Facility Services. September.

USDA Soil Conservation Service. See U.S. Department of Agriculture, Soil Conservation Service.

U.S. Department of Agriculture, Soil Conservation Service. 1980. *Soil Survey of Placer County, California, Western Part*. July.

CHAPTER 11, HYDROLOGY AND WATER QUALITY

Printed References

A.R. Associates. 2000. *Placer County Main Jail Housing Unit 4 Stormwater Detention Pond, Final Report*. November.

A.R. Associates. 1999. *Stormwater Detention Storage Analysis for Placer County Jail House 4 Addition*. October.

A.R. Associates. 1995. *DeWitt Center Expansion Project, Hydrology Study*. Prepared for Planning Concepts. March.

California Stormwater Quality Association (CASQA). 2003a. California Stormwater BMP Handbook for Construction, http://www.cabmphandbooks.com. January.

California Stormwater Quality Association (CASQA). 2003b. California Stormwater BMP Handbook for New Development and Redevelopment, http://www.cabmphandbooks.com. January.

CH2M Hill. 1994. *Placer/Sutter County Joint Flood Study, Auburn Ravine, Coon and Pleasant Grove Creeks*.

CH2M Hill. 1993. *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation, Volumes 1 and 2*.

Central Valley Regional Water Quality Control Board. 1998. *A Compilation of Water Quality Goals*. Sacramento. March.

City of Lincoln et al. 1998. F*inal Report, South Lincoln Master Drainage Plan: Auburn Ravine, Ingram Slough and Orchard Creek*. August.

De Wante and Stowell/QUAD. 1992. *Preliminary Assessment of Impacts on Auburn Ravine Creek from Proposed Expansion of City WWTP Discharge*, City of Auburn Wastewater Treatment Plant Expansion Master Plan/EIR Technical Memorandum No. 9. August 7.

Eco:Logic Engineering, Inc. 1999. *City of Lincoln Wastewater Treatment and Reclamation Facility*. SCH 98122071. September.

Montgomery, James M. 1992a. *Final Report Auburn/Bowman Community Plan Hydrology Study*. July.

Montgomery, James M. 1992b. *The Placer County Flood Control and Water Conservation District and Sacramento County Water Agency Final Report, Dry Creek Watershed Flood Control Plan*.

North Fork Associates. 2001. *Draft Environmental Assessment Placer County Detention Facility Main Jail House 4*. March 8.

Placer County. 1994. *Auburn/Bowman Community Plan*. June.

Placer County Department of Facility Services. 2003. *Preliminary Hydrology Report for Land Development Building and Auburn Justice Center Stormwater and Drainage Analysis for Detention Pond*. March.

Placer County Flood Control and Water Conservation District. 1990. *Stormwater Management Manual*. September 1.

Planning Concepts. 1994. *Final Auburn/Bowman Community Plan Environmental Impact Report*. May.

Planning Concepts. 1996. *DeWitt Center Expansion Site Specific Impact Statement*. April 26.

Personal Communications

Curry, Mike, Nevada Irrigation District Operations. 2002. Telephone conversation with Anne Connell, URS Corporation. February 1.

Nevada Irrigation District Operations. 2003. Telephone conversation with Sara Brennan, North Fork Associates. May 13.

CHAPTER 12, CULTURAL RESOURCES

Printed References

Averill, Charles, V., 1948. *History of Placer Mining for Gold in California*. In California Division of Mines Bulletin 141: Geologic Guidebook Along Highway 49-Sierran Gold Belt, The Mother Lode Country, edited by Olaf P. Jenkins, p. 19. California Department of Natural Resources, Division of Mines, San Francisco.

Bean, Walter, 1977. *California: An Interpretive History*. McGraw-Hill, New York.

Beck, W.A., and Y.D. Haase, 1974. *Historical Atlas of California*. University of Oklahoma Press, Norman.

DeWitt General Hospital, near Auburn, California, Layout Plan. 1944. US Engineer Office, Sacramento.

Gudde, Erwin G., 1968. *California Place Names*. University of California Press, Berkeley and Los Angeles, California.

Gudde, Erwin G., 1974. *California Gold Camps*. University of California Press, Berkeley and Los Angeles, California.

Hoover, M.B., H.E. Rensch, and E.G. Rensch, 1990. *Historic Spots in California*. Revised by William N. Abeloe. Stanford University Press, Stanford.

JRP Historical Consulting Services. 2000. *Water Conveyance Systems in California*. California Department of Transportation. Sacramento.

Kostura, William, 2003. Historic Architectural Survey Report for the Proposed Home Depot Project, Auburn, Placer County. URS Corporation, San Francisco.

Laughbaum, Thurman R., and John T. Norgaard, Sr., 1946. Report of Field Investigation of DeWitt General Hospital, Auburn, California, and the Possibility of Using Surplus Property for Local Community Needs. National Archives, San Bruno.

Lavender, David, 1972. *California: Land of New Beginnings*. Harper and Row, New York.

Leonard, Joe. "When World War II Came to the Foothills." *Sierra Heritage*, Winter 1984. This article is about DeWitt General Hospital during World War II.

Logan, C.A., 1948. History of Mining and Milling Methods in California. In California Division of Mines Bulletin 141: Geologic Guidebook Along Highway 49-Sierran Gold Belt, The Mother Lode Country, edited by Olaf P. Jenkins, pp. 31-34. California Department of Natural Resources, Division of Mines, San Francisco.

Loyd, R., 1961. *Mineral Land Classification of Placer County, California*. Division of Mines and Geology, DMG Open-File Report 95-10.

McGowan, Joseph A. *History of the Sacramento Valley*. New York: Lewis Historical Publishing Co., 1961

NFA/URS. See North Fork Associates and URS Corporation.

North Fork Associates and URS Corporation. 2002. *DeWitt Center Existing Conditions Report*. Prepared for Placer County Department of Facility Services. September.

State of California, 1936. 32nd Report of the State Mineralogist. Sacramento.

Uren, Carles E., 1887. *Official Map of Placer County, California*. Complied and Drawn by Charles E. Uren, County Surveyor. Britton and Rey, San Francisco, California, 1887. Reference in Simons, Dwight, 2000. Archaeological Survey Report for Three Proposed Road Corridors, Auburn, Placer County, California. Tremaine & Associates, LLC, Dixon.

United States Geological Survey (USGS), Auburn quadrangles, 1944 and 1954.

Wilson, N.L. and A.H. Towne, 1978. Nisenan. In California, edited by Robert F. Heizer, pp. 387-397, Handbook of North American Indians, Vol. 8, William G. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Personal Communications

Berner, Harriet. Telephone interview by William Kostura on March 19, 2002. Ms Berner volunteered at DeWitt Hospital during World War II.

Ferretti, June. Telephone interview by William Kostura on May 3, 2002. Mrs. Ferretti worked at DeWitt Hospital during World War II.

Haasl, David, UC Berkley, 2003. Telephone conversation with Steve McKnight, URS Corporation. February 28.

CHAPTER 13, PUBLIC FACILITIES

Printed References

California Integrated Waste Management Board. 1999. *Statewide Waste Characterization Study: Results and Final Report*. CIWMB Publication Number: 340-00-009. December.

CIWMB. See California Integrated Waste Management Board.

North Fork Associates. 2002. *Atwood Ranch Unit III Subdivision Environmental Impact Report. Public Review Draft EIR*. Prepared for Placer County Planning Department. April.

NFA/URS. See North Fork Associates and URS Corporation.

North Fork Associates and URS Corporation. 2002. *DeWitt Center Existing Conditions Report*. Prepared for Placer County Department of Facility Services. September.

PCWA. See Placer County Water Agency.

Placer County. 1994. *Auburn/Bowman Community Plan*. June.

Placer County Office of Education, website. "Alternative Education" http://www.placercoe.k12.ca.us/departments.asp?department=alternative, accessed on April 17, 2003.

Placer County Water Agency. 2000. *Urban Water Management Plan*. December.

_____. 2001. DeWitt Water System Analysis. October.

School Facility Consultants. 2000. *School Facility Fee Justification Report for Residential, Commercial, and Industrial Development Projects for the Auburn Union Elementary School District*. Prepared for the Auburn Union Elementary School District. April.

Personal Communications

Allen, Cathy, Director, Placer County Office of Education Facilities and Operations. Telephone conversations with Erin Gottschalk, North Fork Associates, on December 9, 16 and 19, 2002, and with Sara Brennan, North Fork Associates, on April 17, 2003.

Beverly, Barbara, Crime Analyst, Placer County Sheriff Department. Letter to Erin Gottschalk, North Fork Associates, dated December 18, 2002.

Campbell, Kris, Assistant Superintendent, Placer Union High School District. Telephone conversation with Sara Brennan, North Fork Associates, on April 17, 2003.

Harned, Jon, Program Supervisor, Placer County Children's Receiving Home. Telephone conversation with Sara Brennan, North Fork Associates, on April 17, 2003.

Kraft, Stephanie, Secretary, Placer County Office of Education. Telephone conversations with Erin Gottschalk, North Fork Associates, on November 5 and December 4, 2002.

Landon, George, Assistant Superintendent, Auburn Union School District. Telephone conversation with Sara Brennan, on April 17, 2003.

Smith, Vern, Supervising Engineer, Nevada Irrigation District. Telephone conversation with Sara Brennan, North Fork Associates, on May 21, 2003.

CHAPTER 14, HAZARDS AND HAZARDOUS MATERIALS

Printed References

American Society for Testing and Materials. 2000. Designation E1527-00, Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process.

Environmental Data Resources, Inc. 2002. The EDR Radius Map with GeoCheck, DeWitt Center, 11476 C Street, Auburn, CA. January 25.

Environmental Data Resources, Inc. 2003. The EDR Radius Map with GeoCheck, DeWitt Center, 11476 C Street, Auburn, CA. April 2.

Kleinfelder, Inc. 2003. Semi-Annual Groundwater Sampling Report, Placer County Service Station, 11448 F Avenue, DeWitt Center, Auburn, California. January 29.

NFA/URS. See North Fork Associates and URS Corporation.

North Fork Associates and URS Corporation. 2002. *DeWitt Center Existing Conditions Report*. Prepared for Placer County Department of Facility Services. September.

RCI. 1996. Closure Report (Final), Removal of Containerized Hazardous and/or Toxic Waste, DeWitt General Hospital, DeWitt Center, Auburn, California. Prepared for Mr. Gary Gronemeyer, U.S. Army Corps of Engineers. March 29.

U.S. Army Corps of Engineers, 1994. Draft Environmental Assessment, Removal of Underground Storage Tanks and associated fuel pipelines at DeWitt General Hospital, DeWitt Center, Auburn, California. April 11.

Personal Communications

Barton, Kurt, Placer County Department of Facility Services. 2002. Telephone conversation with Steven McKnight, URS Corporation. January 31.

Buck, Dave, Placer County Department of Environmental Health. 2002. Telephone conversation with Steven McKnight, URS. January 31.

Jim Durfee, Placer County Department of Facility Services. 2002. Telephone conversation with Steven McKnight, URS. January 31, 2002.

Hurlbut, Dan, Placer County Department of Facility Service, 2002. Telephone conversation with Steven McKnight, URS. February 6, 2002.

Salter, Dennis, Placer County Department of Facility Service, 2002. Telephone conversation with Steven McKnight, URS. January 31.

Salter, Dennis, Placer County Department of Facility Service, 2003. In-person conversation with Steven McKnight, URS. April 9.

Sanders, Paul, Central Valley Regional Water Quality Control Board. 2002. Telephone conversation with Steven McKnight, URS. February 7.

Vintze, Dave, 2003, Placer County Air Pollution Control District, Telephone conversation with Steven McKnight, URS. March 26.

ACRONYMS AND ABBREVIATIONS

µg/L	micrograms per liter
µg/m^3	micrograms per cubic meter
AAQS	ambient air quality standards
ac-ft	acre-foot
AJC	Auburn Justice Center
APCD	Air Pollution Control District
AST	aboveground storage tank
AUSD	Auburn Union School District
BACT	Best Available Control Technology
BMP	Best Management Practice
CARB	California Air Resources Board
CDMG	California Division of Mines and Geology
CFMP	Comprehensive Facilities Master Plan
Cfs	cubic feet per second
CIP	Capital Improvement Program
CNEL	Community Noise Level contour
CO	carbon monoxide
CRHR	California Register of Historical Resources
CRH	Children's Receiving Home
CUPA	Certified Unified Program Agency
dB	decibels
dBA	A-weighted sound level
dbh	diameter at breast height
DEH	Department of Environmental Health
DRC	Design Review Committee
DPW	Department of Public Works
DSSAP	Debris and Soil Sampling and Analysis Plan
EDU	equivalent dwelling units
EPA	U.S. Environmental Protection Agency
ESA	Phase I Environmental Site Assessment
FALUP	Foothill Airport Land Use Plan
gpm	gallons per minute
HMBP	Hazardous Materials Business Plan
HUD	Housing and Urban Development
Hz	Hertz
ISO	Insurance Service Office
JCCS	Juvenile Court and Community Schools
LAFCo	Local Agency Formation Commission
LDB	Land Development Building
L_{dn}	Day-Night Average Noise Level
L_{eq}	equivalent sound level
L_{max}	maximum sound level
L_{min}	minimum sound level or acoustic floor
LOS	Level of Service

LUST	leaking underground storage tank
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MRF	Material Recovery Facility
NAHC	Native American Heritage Commission
NID	Nevada Irrigation District
NO_x	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O_3	ozone
PCFPD	Placer Consolidated Fire Protection District
PCT	Placer County Transit
PCWA	Placer County Water Agency
PG&E	Pacific Gas & Electric
Plant 1	Wastewater Treatment Plant 1
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
PM_{10}	particulate matter less than 10 microns in diameter
ppm	parts per million
psi	pounds per square inch
PUHSD	Placer Union High School District
ROC	reactive organic compounds
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMD	Sewer Maintenance District #1
SO_x	sulphur oxide
SPJC	South Placer Justice Center
SR	State Route
SWMM	Storm Water Management Manual
SWPPP	Storm Water Pollution Prevention Plan
TCM	transportation control measure
UBC	Uniform Building Code
UST	underground storage tank
V/C	Volume to Capacity ratio
WC	Women's Center
WRSL	Western Regional Sanitary Landfill
WWTP	wastewater treatment plant

This page intentionally left blank.